

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 INFERABLE 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 A PERIOD OF 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 OWNERS OWN CONTRACTOR (WHOEVER 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 OWNERS OWN CONTRACTOR (WHOEVER 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 DAMAGES UPON DELIVERY TO THE JOB SITE. THOSE THAT ARE DAMAGED AND CANNOT BE REMOVED FROM THE SITE AND REPLACED AT CONTRACTORS 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 A1102.6 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 50'-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.

SCOPE OF WORK

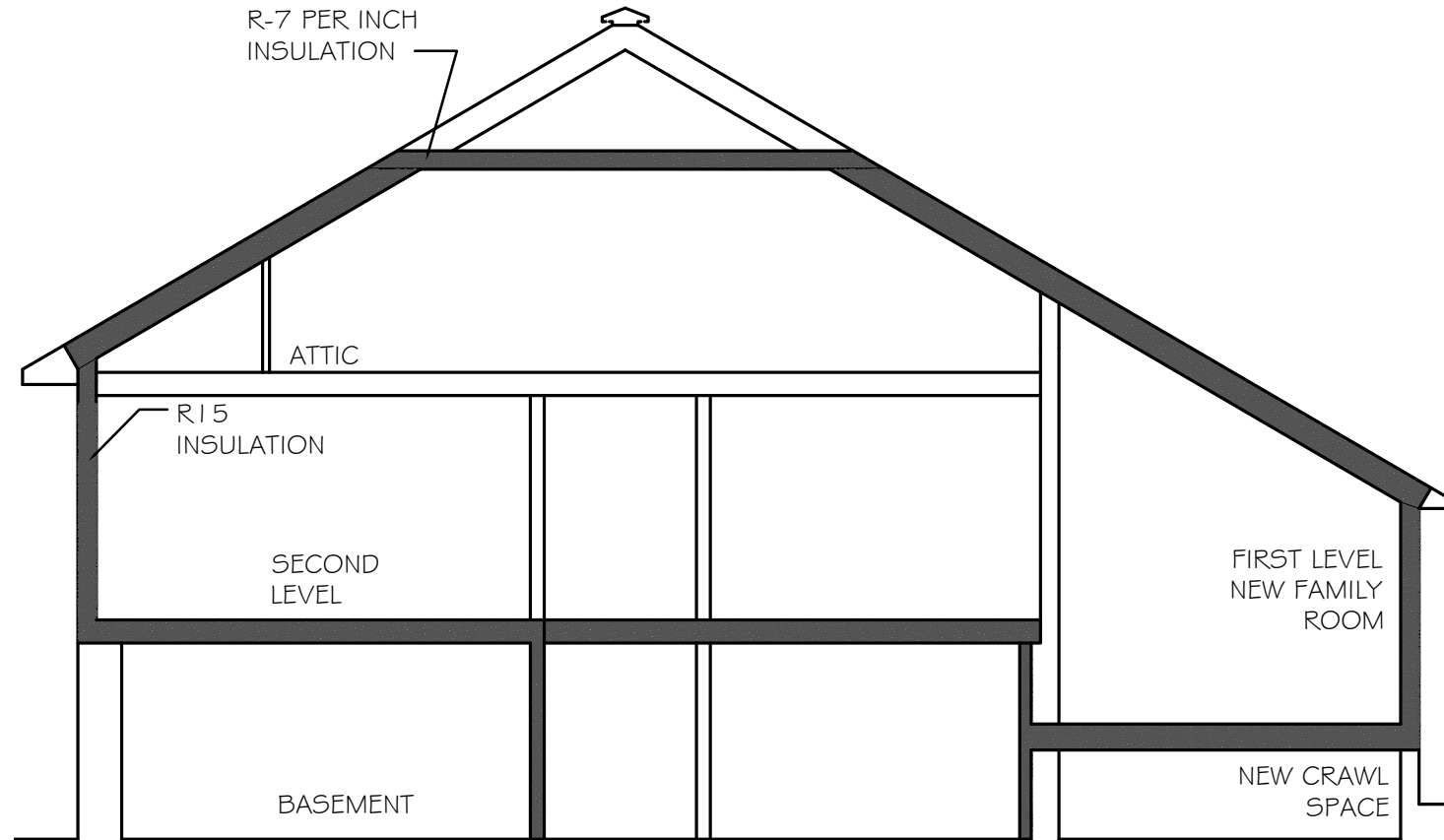
- SINGLE FAMILY HOUSE ALTERATION - PERMITTED
- REVISED SCOPE OF WORK
- NEW FAMILY ROOM - VARIANCE REQUIRED (REAR YARD SET BACK)
- NEW REAR DECK - VARIANCE REQUIRED (REAR YARD SET BACK)
- NEW FRONT PORCH AND ALTERATION OF EXISTING STRUCTURE FRONT FACADE VARIANCE REQUIRED (EXCEED 30% OF FRONT ELEVATION)
- NEW ROOF
- INTERIOR ALTERATION
- STORM WATER MANAGEMENT SYSTEM
- ELECTRICAL UNDER SEPARATE APPLICATION
- PLUMBING UNDER SEPARATE APPLICATION
- MECHANICAL PERMIT TO BE FILED UNDER SEPARATE APPLICATION
- SIDEWALK / APRON PERMIT TO BE FILE UNDER SEPARATE APPLICATION

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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 N1102.4.1.1 (R402.4.1.1) AIR BARRIERS AND INSULATION INSTALLATION, AND N1110.1(R504) REPAIRS

SECTION - INSULATION INSTALLATION

SCALE: N.T.S.

SCHEDULE OF DIMENSIONAL REGULATIONS RESIDENTIAL DISTRICT R6. 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

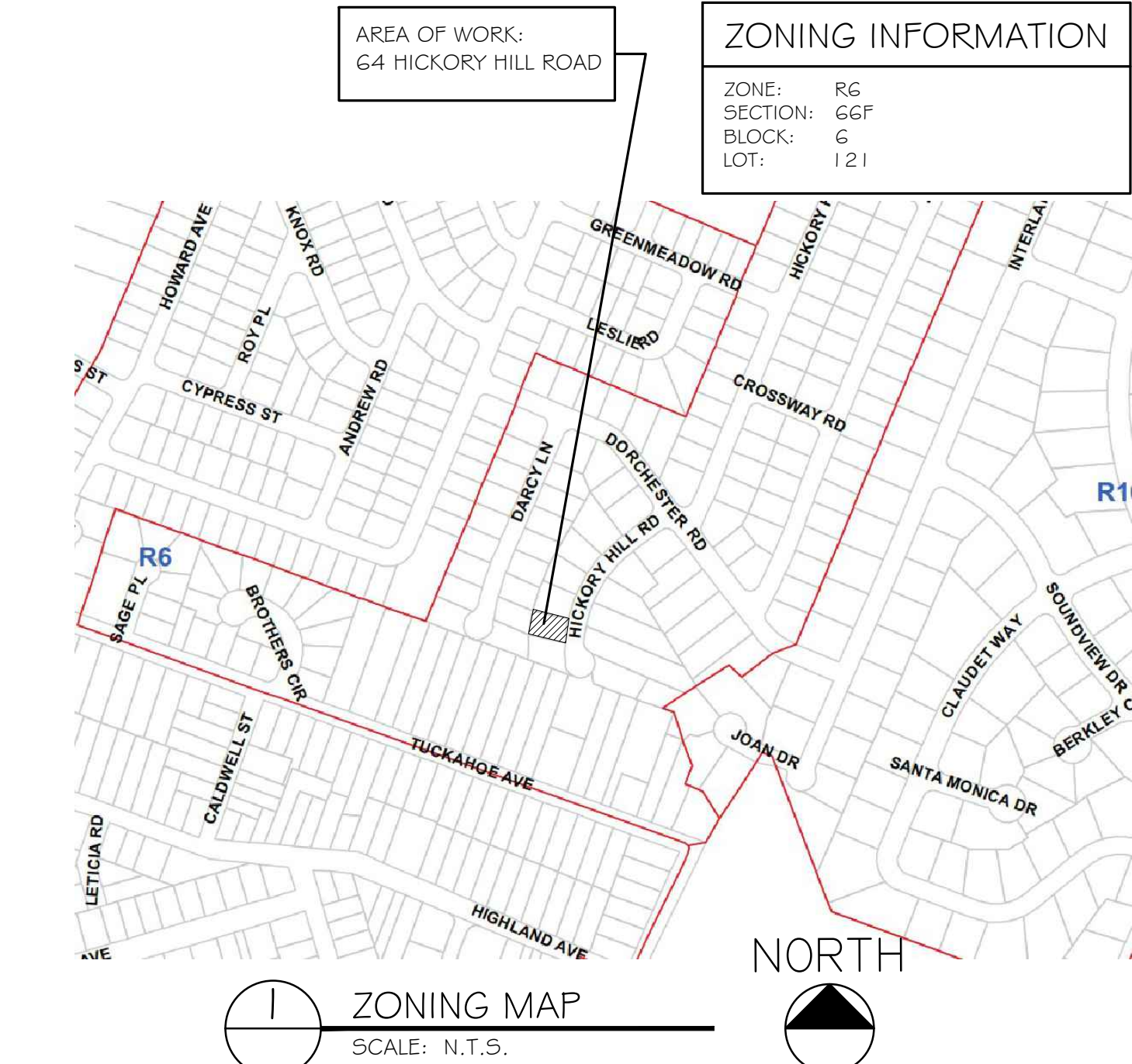
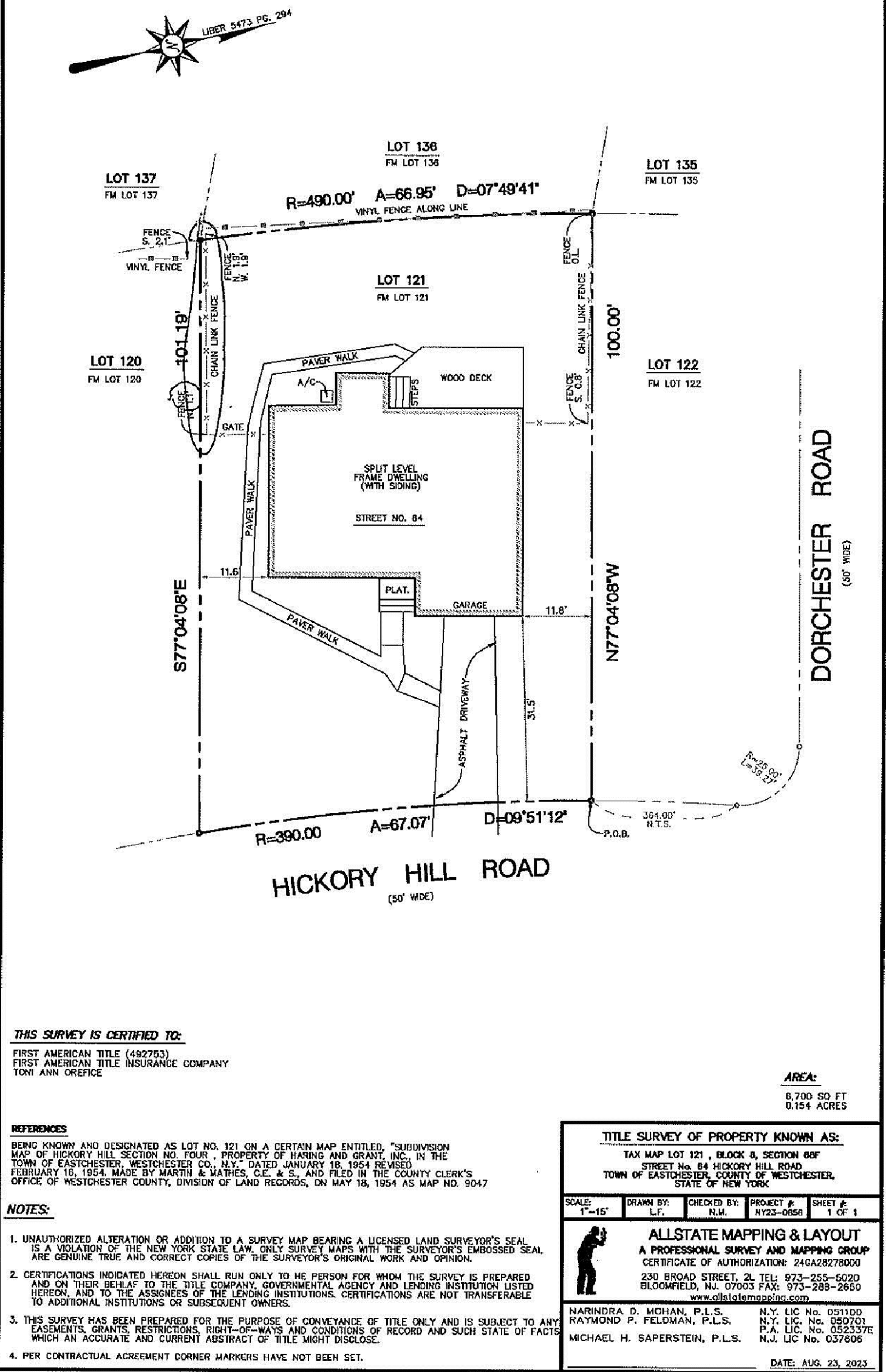
BUILDING COVERAGE CALCULATION :

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

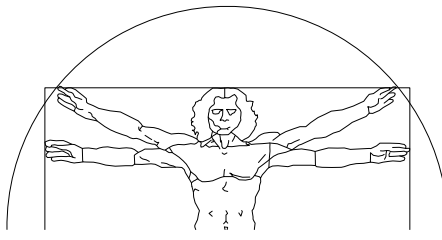
LOT AREA = 6,700 SF
EXISTING HOUSE = 1,445 SF
PROPOSED FAMILY ROOM, ENLARGED MASTER BATHROOM AND FRONT PORCH = 545 SF



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(d) MPH	SEISMIC DESIGN CATEGORY (e)	SUBJECT TO DAMAGE FROM WEATHERING (a)	FROST LINE DEPTH (b)	TERMITES (c)	ICE SHIELD UNDERLAYMENT REQUIRED (d)	FLOOD HAZARDS (f)
20	115	C	SEVERE	3'-6"	MODERATE TO HEAVY	YES	360920 0005 B 10/17/1978

NO.	REVISION	DATE



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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

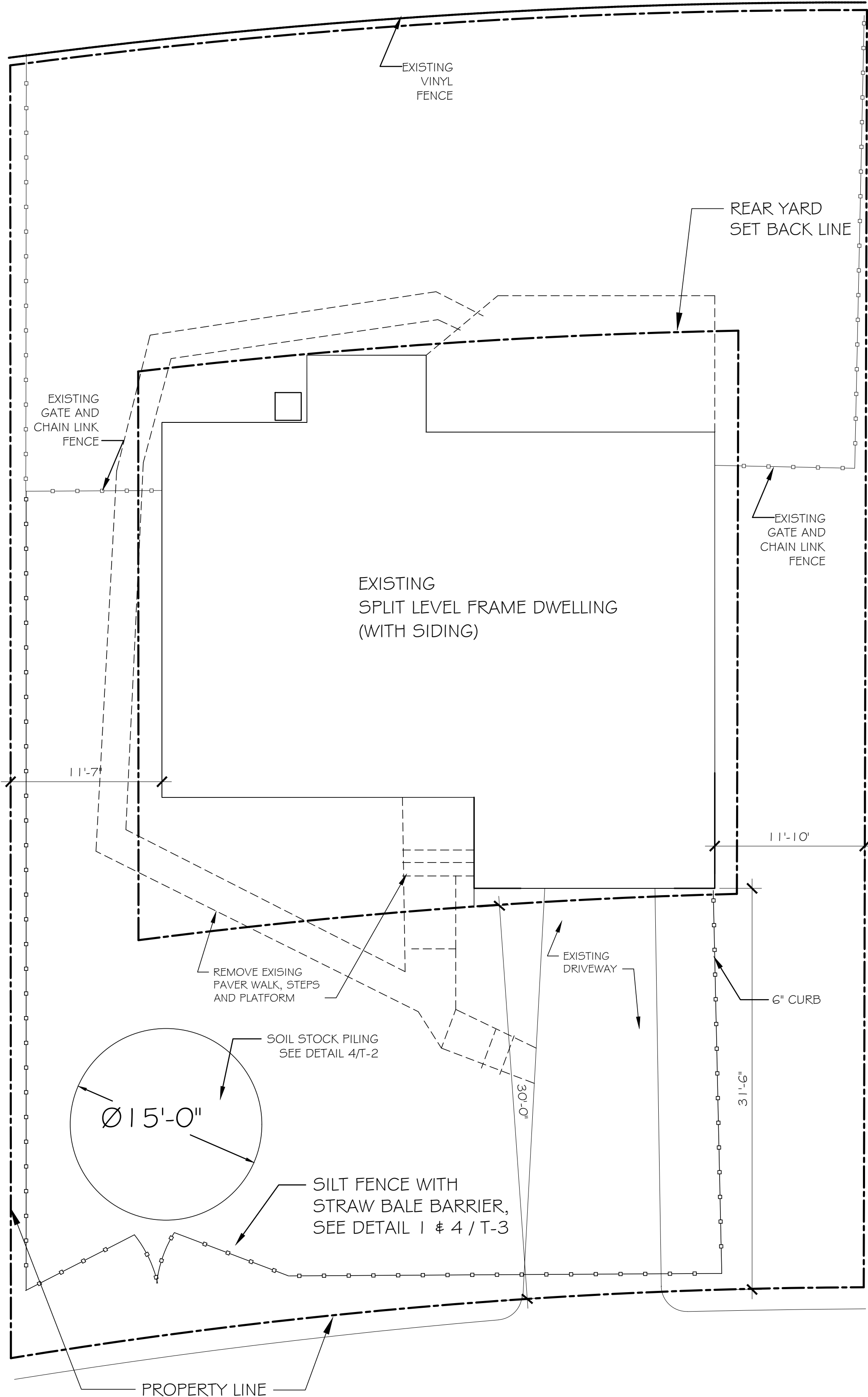
JOSEPH FERNANDEZ, AIA
N.Y.S. LICENSE NO. 031546

JOSEPH FERNANDEZ, C.E.O.
NY0055965

PROJECT NO. _JOB# 23032

SCALE: AS NOTED

ISSUED FOR:	DATE:	Z O N I N G B O A R D R E V I E W
ZONING BOARD REVIEW	4-28-2024	
DRAWING NO.	REV. DATE:	U N I T S A R E A S
T-1	REV. NO.	



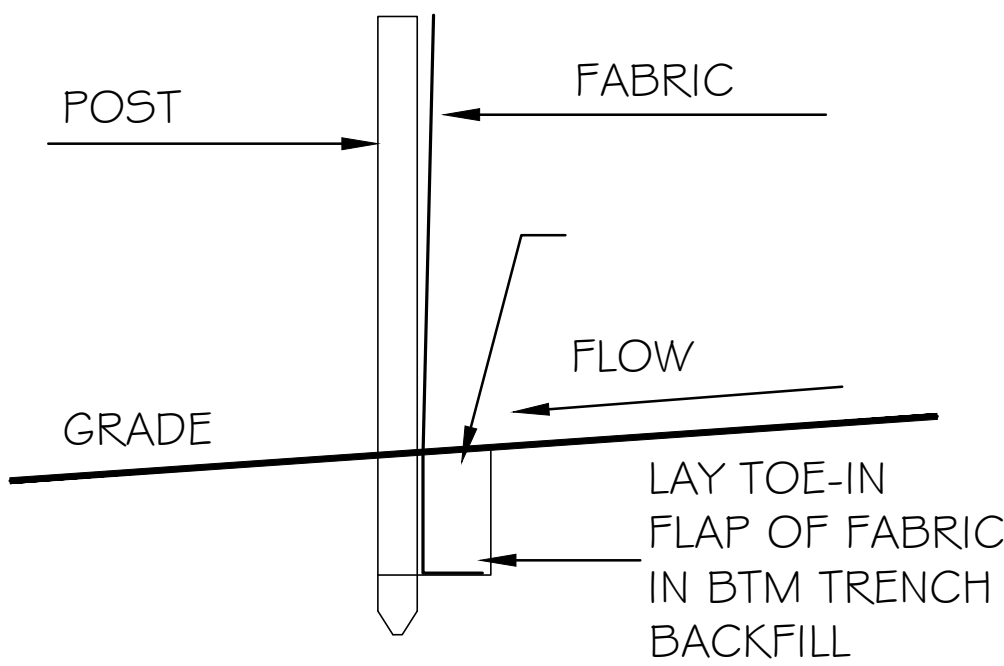
1 DEVELOPMENT PLAN
SCALE: N.T.S.

SITE DEVELOPMENT NOTES:

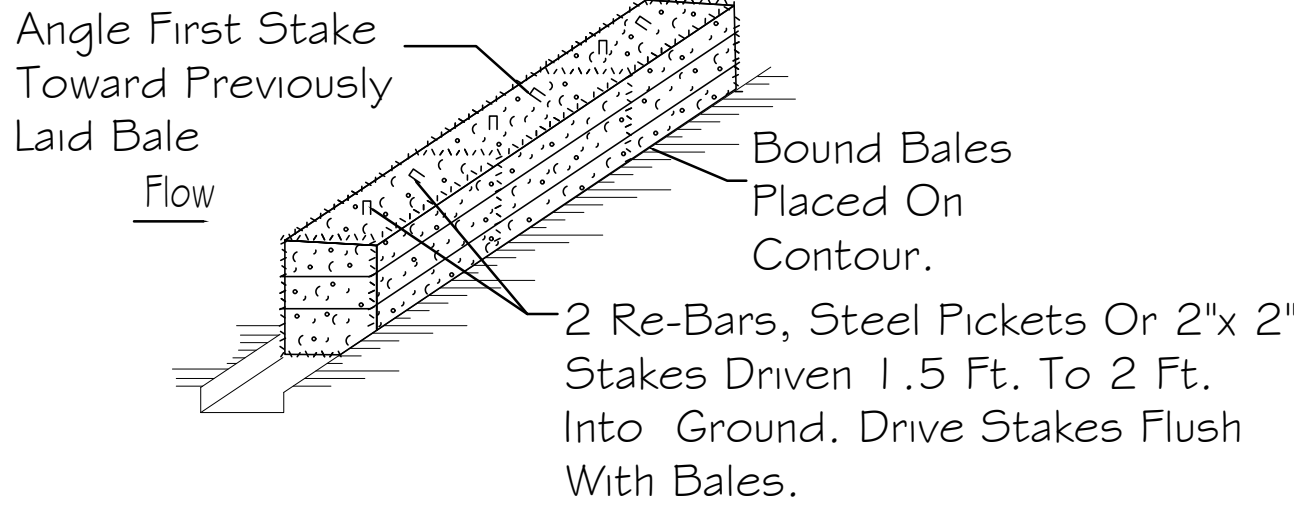
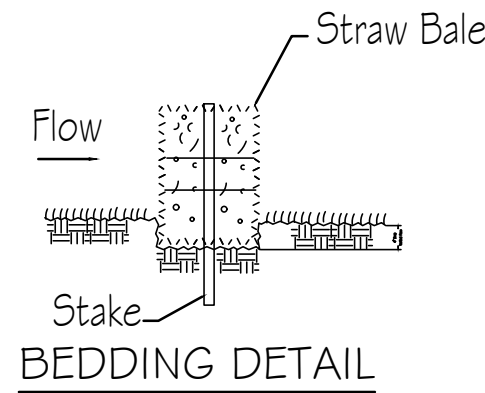
1. PRIOR TO COMMENCING ANY WORK THE CONTRACTOR IS TO CONTACT DIG SAFELY NEW YORK (FORMERLY UFPO) (CODE 753) AT 1-800-962-7962- CALL 811 BEFORE YOU DIG
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE, THEREFORE ACCURACY, COMPLETENESS AND/OR EXISTENCE OF SUBSURFACE INFORMATION CAN 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 GOVORNMENT UNLESS OTHERE ARRANGEMENTS ARE MADE WITH THIS OWNER.
4. IT IS THE CONTRACTORS 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 CONTRACTORS 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.

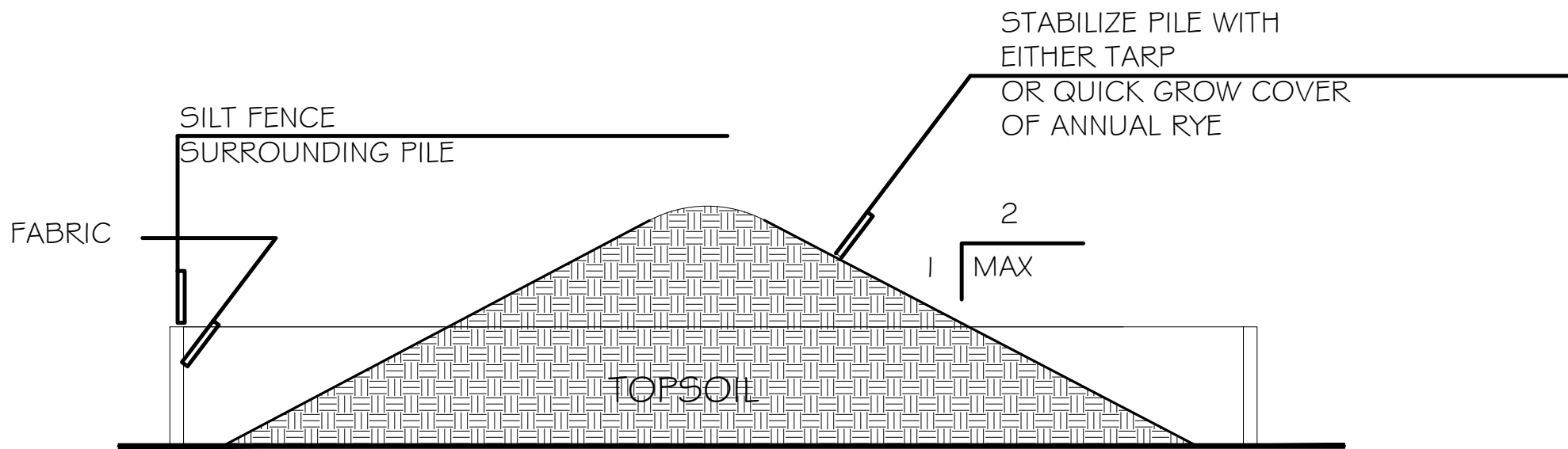


ANCHORING DETAIL

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
-	-	-

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PROJECT TITLE

G4 HICKORY HILL ROAD,
EASTCHESTER
NY 10709

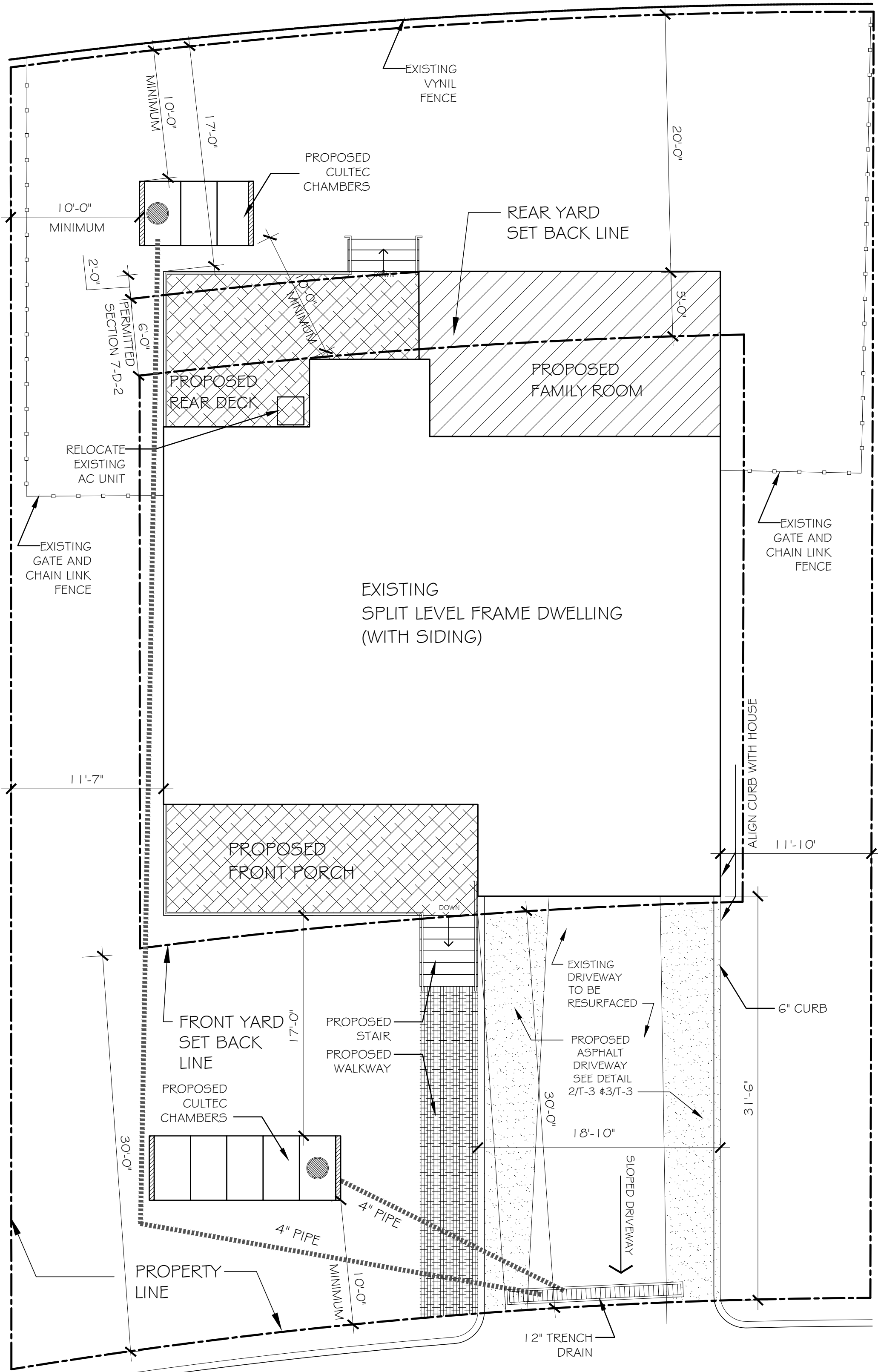
DRAWING TITLE

SITE DEVELOPMENT
NOTES
AND DETAILS

PROFESSIONAL SEAL

JOSEPH FERNANDEZ, AIA
N.Y.S. LICENSE NO. 031546
JOSEPH FERNANDEZ, C.E.O.
NY0055585
PROJECT NO. _JOB# 23032

ISSUED FOR:	DATE:	# 1 O N I C I L I A R P I 1
ZONING BOARD REVIEW	4-28-2024	
DRAWING NO.	REV. DATE:	
T-2	REV. NO.	

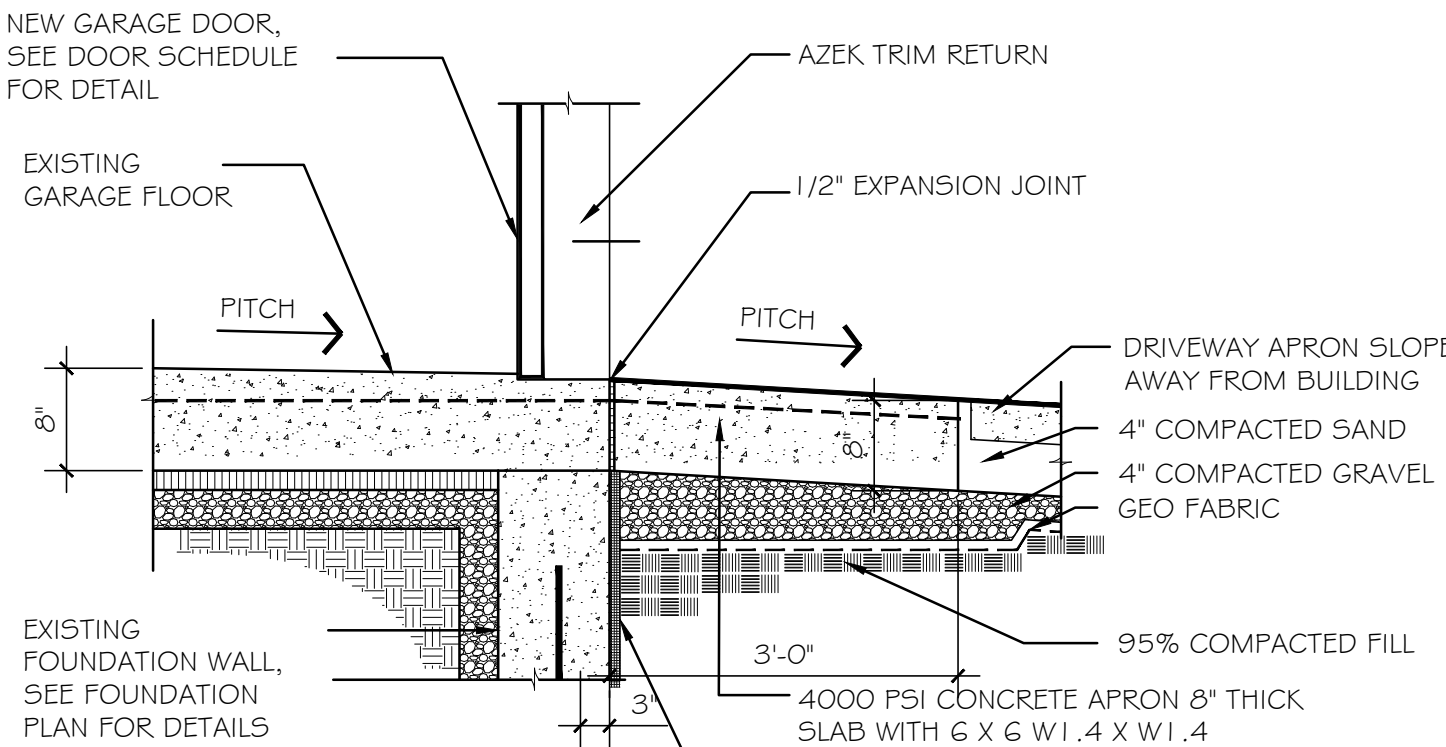
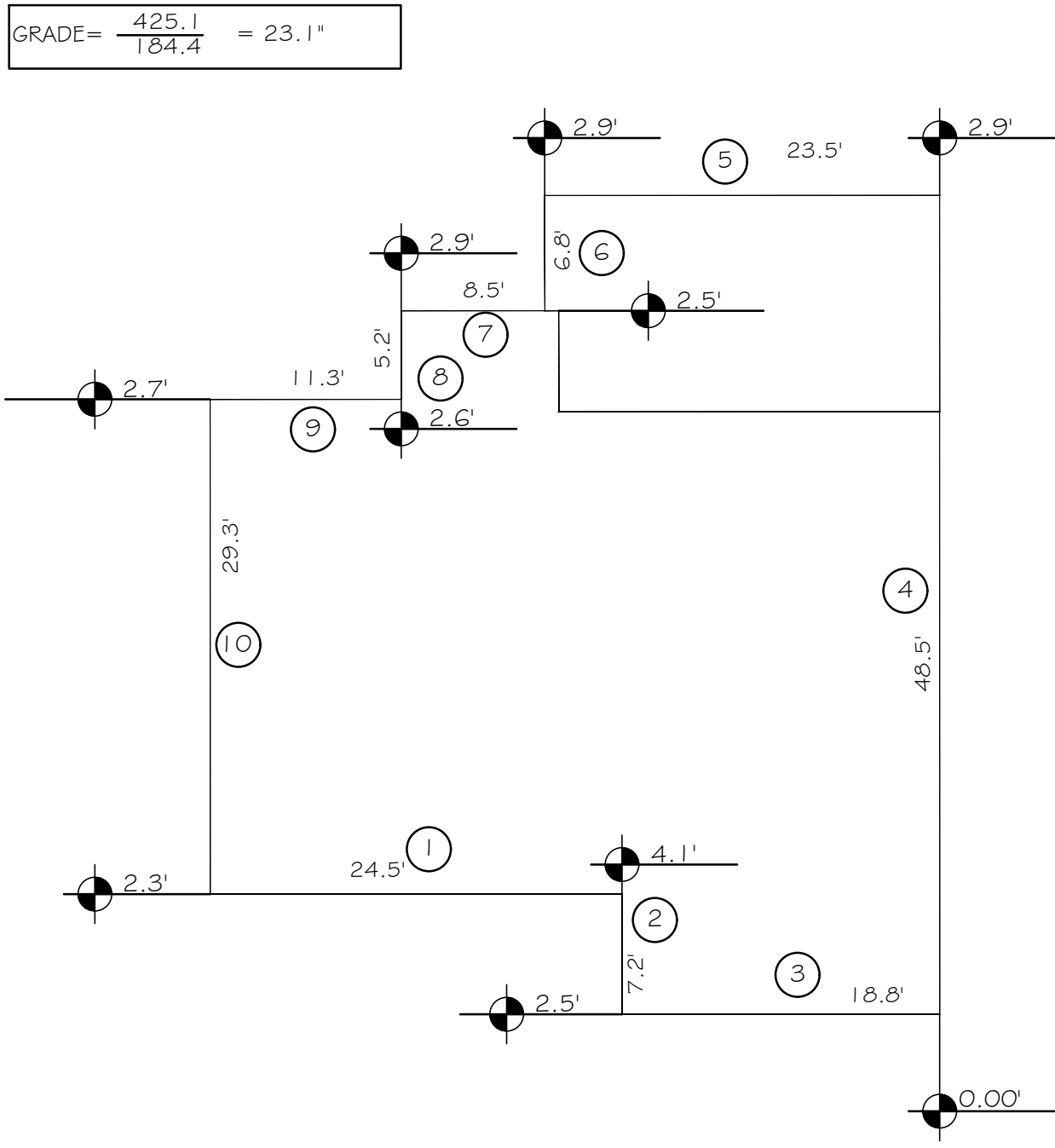


1 PROPOSED SITE PLAN AND STORM WATER MANAGEMENT SYSTEM
SCALE: N.T.S.

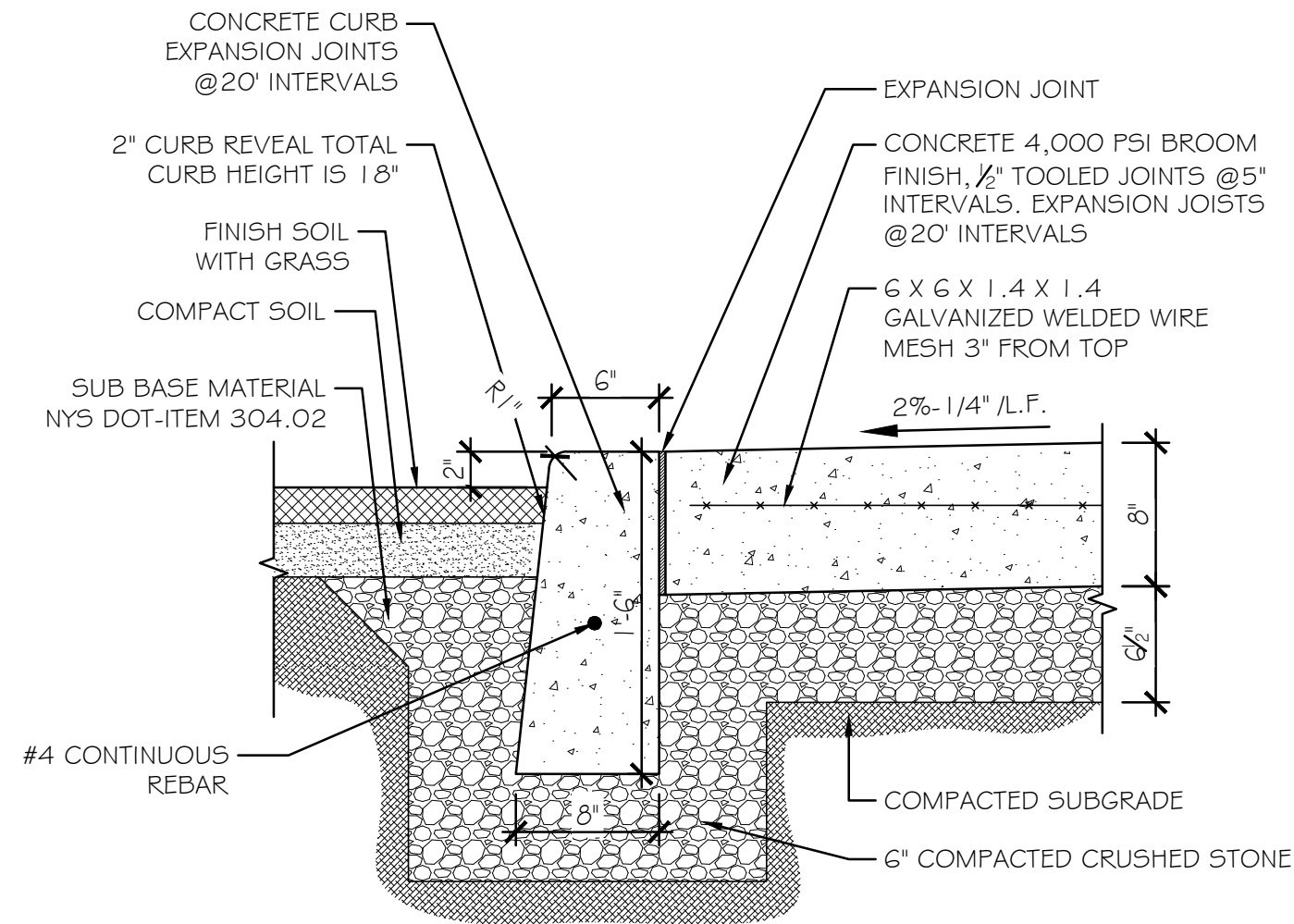
AVERAGE GRADE CALCULATION:

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 = $\frac{78.4+23.76+23.5+70.325+68.15+18.36+25.11+14.3+29.945+73.25}{10} = 23.1"$



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

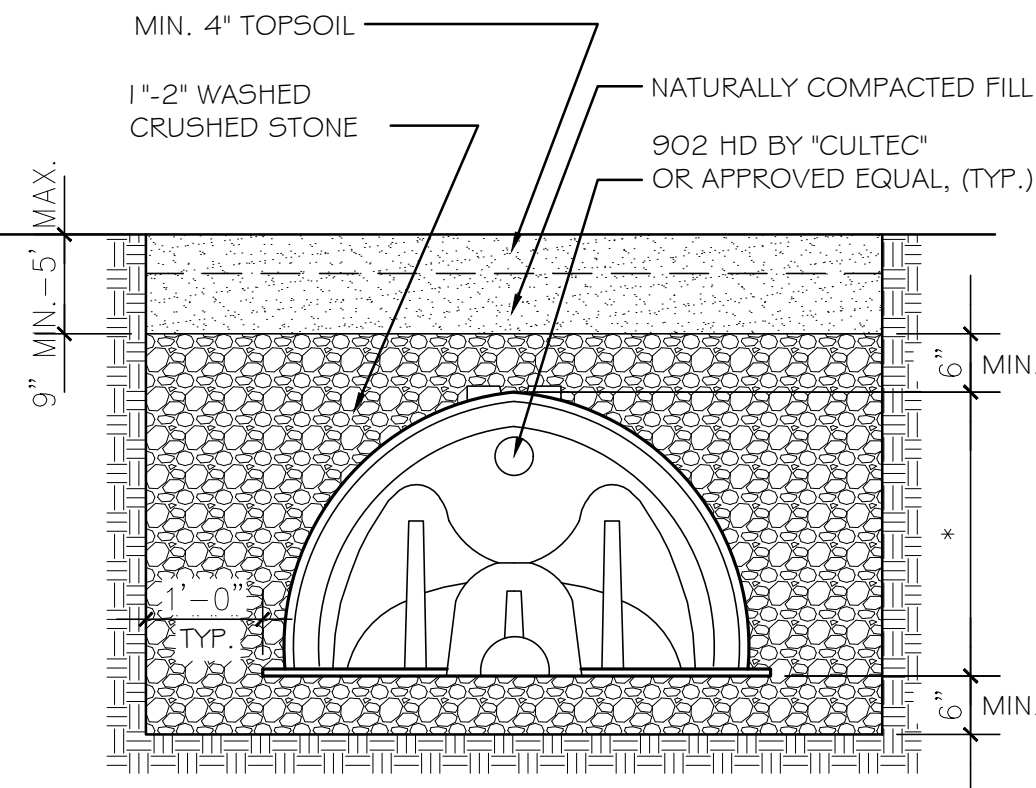
PROPOSED RECHARGER STORM WATER CHAMBER = 55.73 CF OF CAPACITY

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

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"
	229 mm	305 mm	457 mm
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



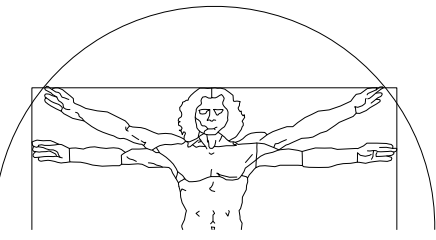
Recharger 902HD End Cap	
Size (L x W x H)	9.7" x 78" x 48.5"
Installed Length	246 mm x 1982 mm x 1231 mm
End Cap Storage	6.2' 1.97 m
Min. Installed Storage	5.34 ft³/ft 0.50 m³/m
End Cap Weight	2.76 ft³/unit 0.08 m³/unit
Shipping	19.88 ft³/ft 1.85 m³/m
Max. Inlet Opening in End Cap	10.28 ft³/unit 0.29 m³/unit
	52.0 lbs 23.59 kg
	7 end caps/skid 638 lbs/skid
	14 skids/48' flatbed
	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.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

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NO.	REVISION	DATE
-	-	-



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PROJECT TITLE

64 HICKORY HILL ROAD,
EASTCHESTER
NY 10709

DRAWING TITLE

SITE PLAN,
DETAILS
STORMWATER
MANAGEMENT

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:	NO T I T L E
ZONING BOARD REVIEW	4-28-2024	
DRAWING NO.	REV. DATE:	C U L T E C
	REV. NO.	
T-3		A R C H I T E C T

Town of Eastchester

NOTICE OF DENIAL

To: TONI A OREFICE,
34 INTERLAKEN DRIVE

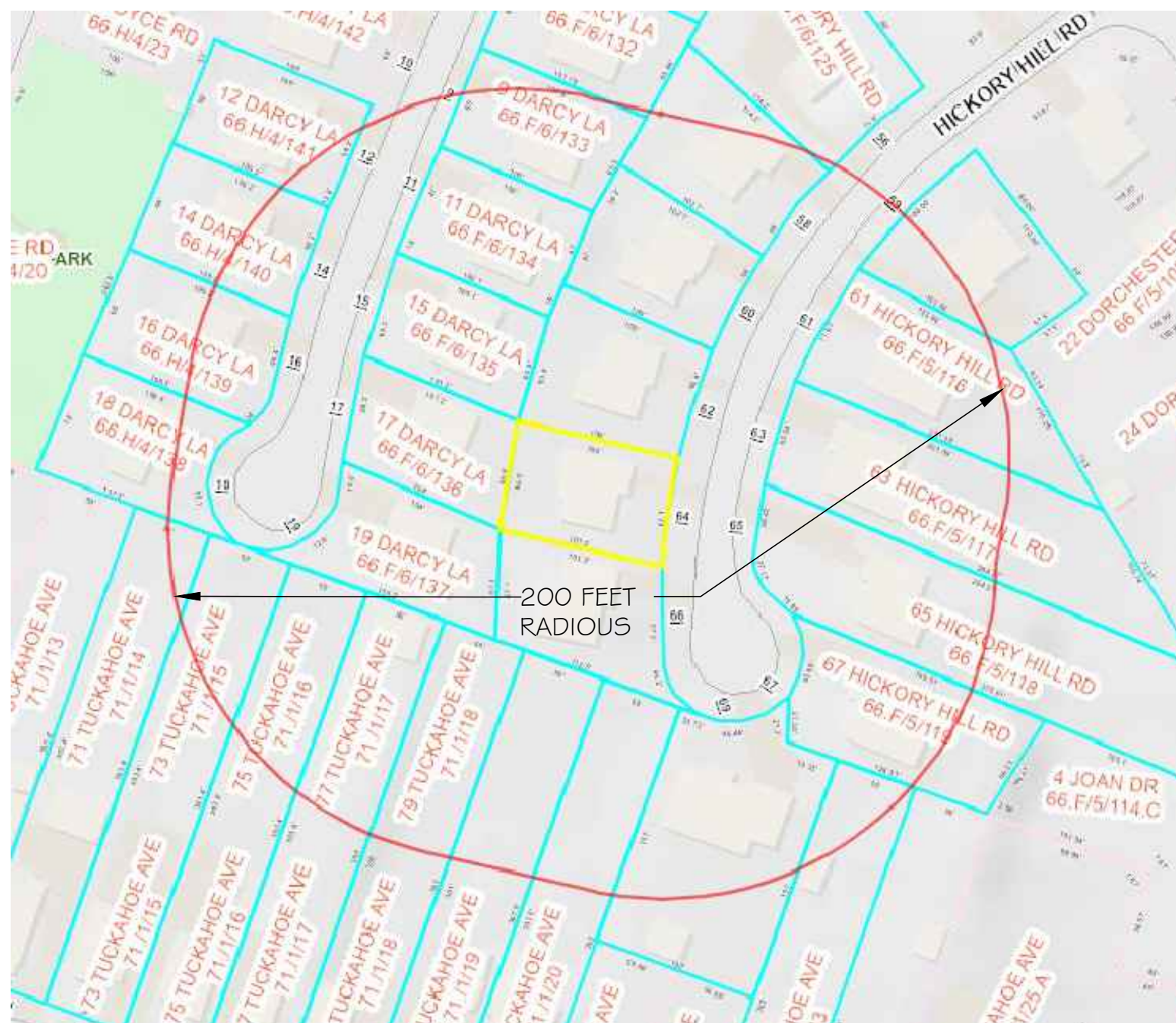
SBL: 66.F/6/121

For Property Located At: 64 HICKORY HILL RD

1. As per Section 4-C-5, the required rear yard setback for the principal building is 25'. Your submission lists the setback at the north east corner (rear right) at 20', a deficiency of 5' or 20%.

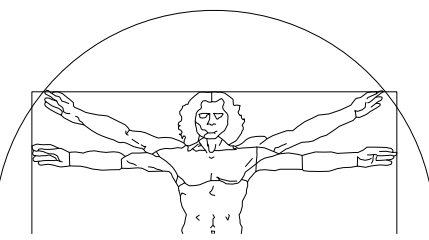
Self

Page 1 of 1



1 SITE LOCATION MAP
SCALE: N.T.S.

NO.	REVISION	DATE
-	-	-



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PROJECT TITLE

64 HICKORY HILL ROAD,
EASTCHESTER
NY 10709

DRAWING TITLE

LETTER OF DENIAL,
LIST OF PROPERTIES,
SITE LOCATION MAP

PROFESSIONAL SEAL

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

JOSEPH FERNANDEZ, C.E.O.
NY0055985

PROJECT NO. _JOB# 23032

SCALE: AS NOTED

DATE: _____

ISSUED FOR

4-28-2024

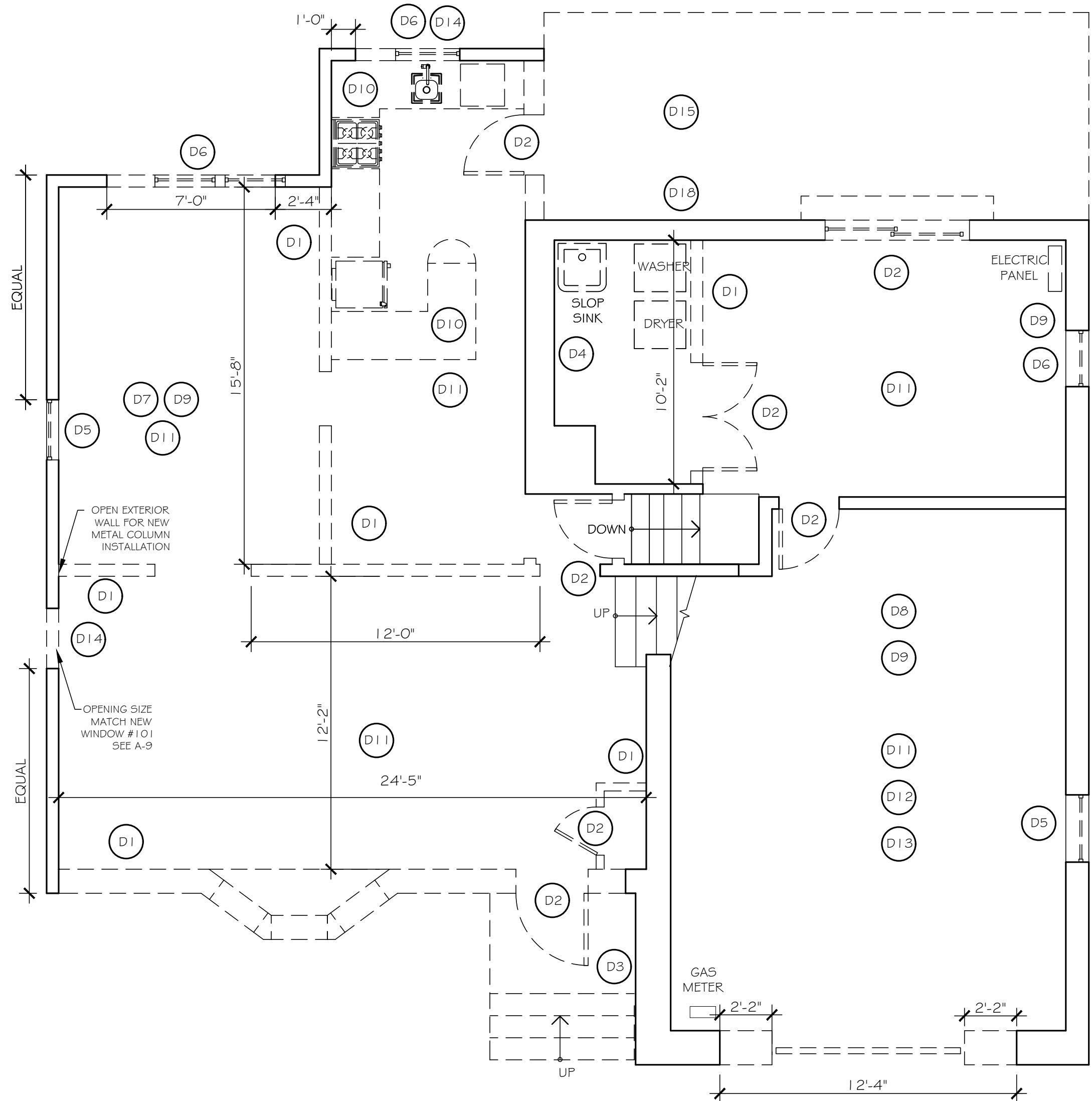
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REV. DATE:

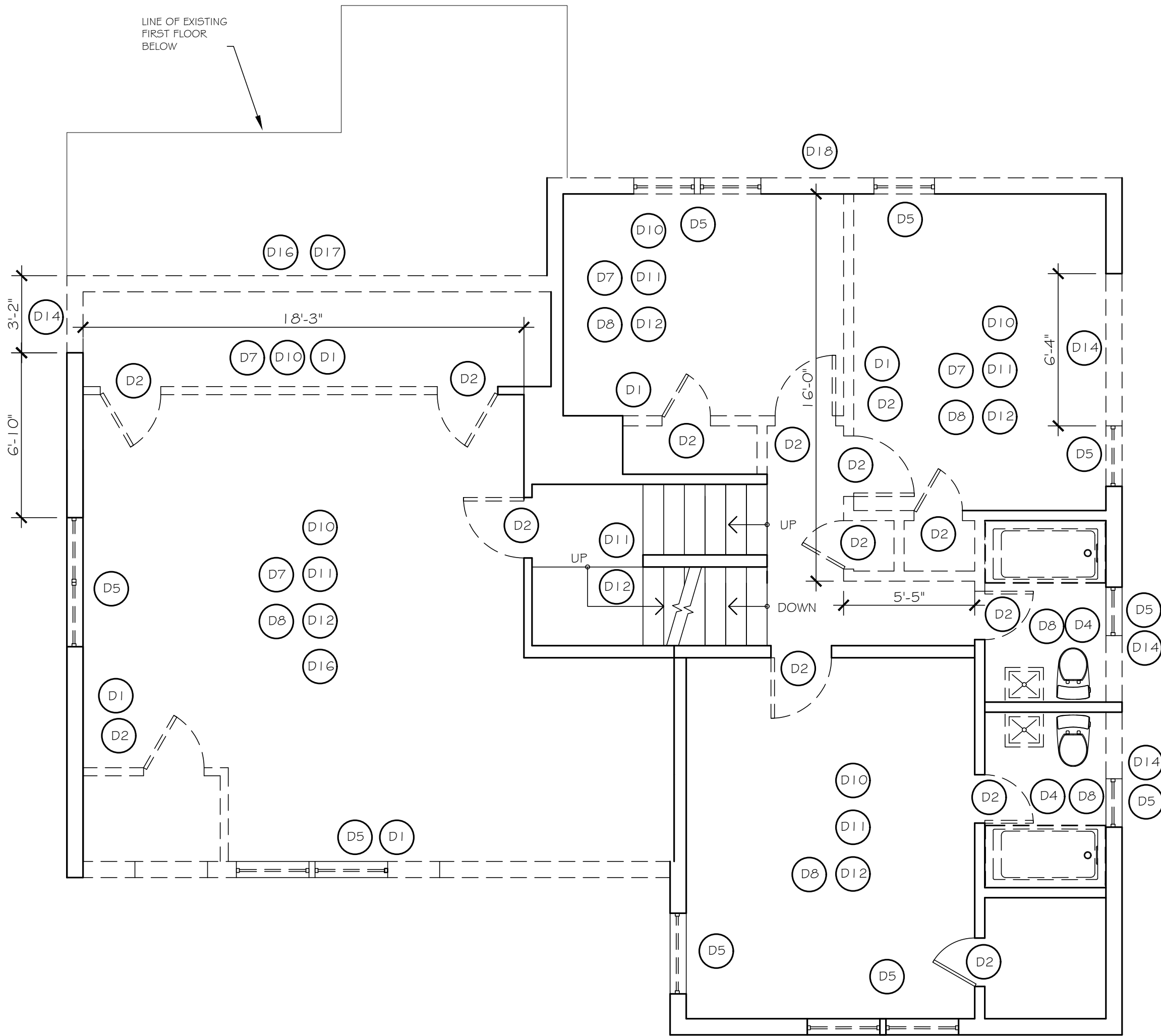
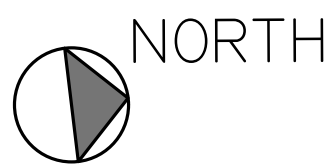
DRAWING NO.

REV. NO.

T-4



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



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

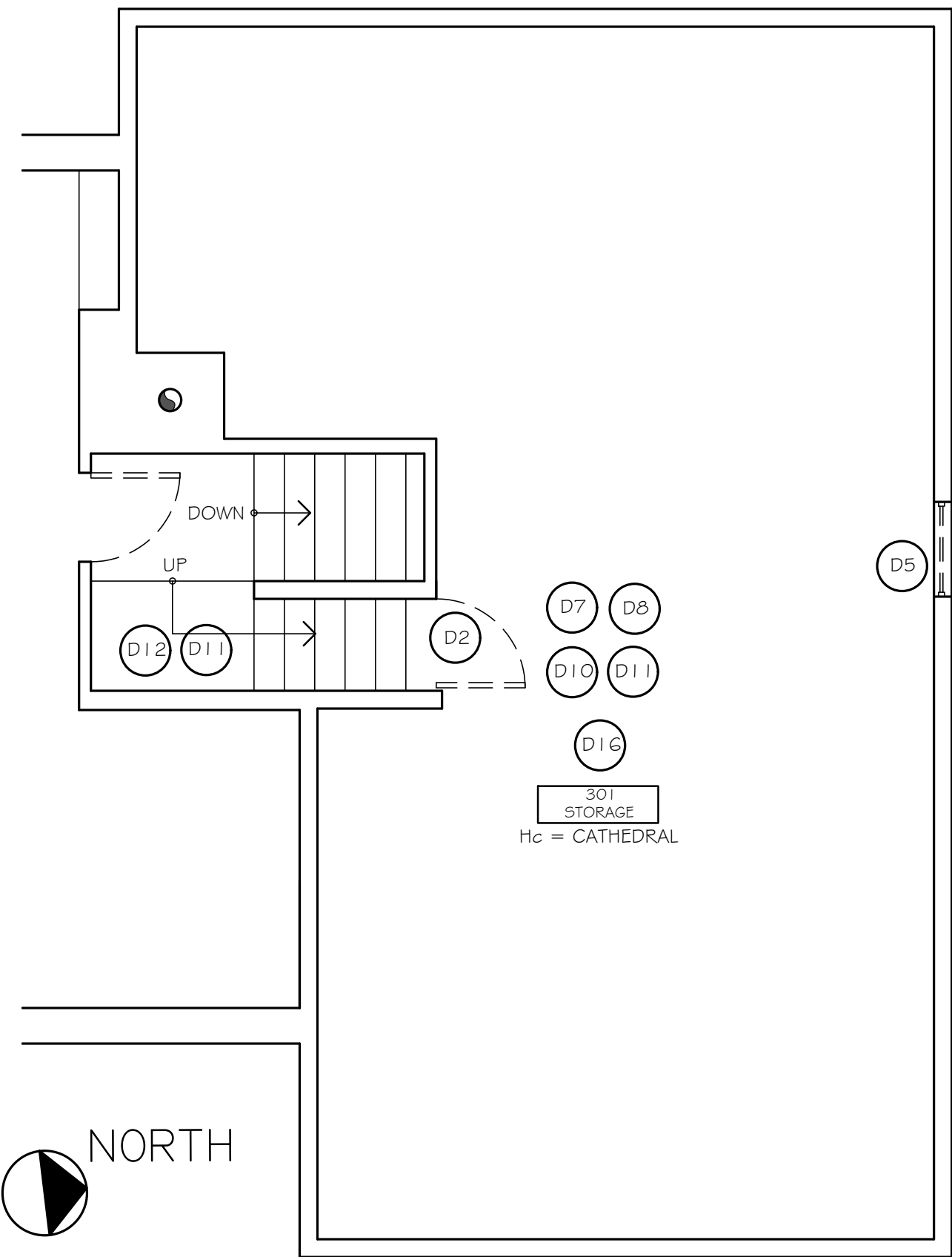


DEMOLITION NOTES:

- THE GENERAL CONTRACTOR (G.C.) IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND SCOPE OF DEMOLITION RESPONSIBILITIES TO COMPLETE ALL REQUIRED DEMOLITION.
- 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.
- 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.
- 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.
- 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.
- 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.
- ANY SALVAGEABLE MATERIALS OR ITEMS THAT ARE TO BE SAVED ARE TO BE AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL PLUMBING FIXTURES, SANITARY, VENT, AND WATER SUPPLY PIPING VALVES, GAS PIPING AND VALVES AND PLUMBING EQUIPMENT SCHEDULE 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.
- 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.
- 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.
- 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

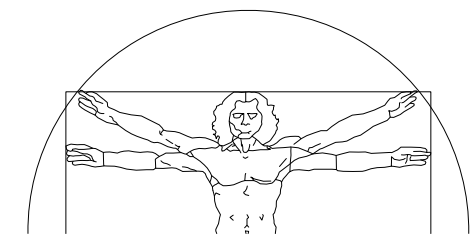
KEY	DESCRIPTION
D1	REMOVE EXISTING WALL AS INDICATED ON PLAN
D2	REMOVE EXISTING DOOR
D3	REMOVE EXISTING STAIR AND RAILING
D4	REMOVE EXISTING PLUMBING FIXTURES
D5	REMOVE EXISTING WINDOW
D6	REMOVE EXISTING WINDOW, PART OF WALL TO INCREASE OPENING AS INDICATED ON PLAN
D7	REMOVE EXISTING NOT WORKING DEVICES, 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"



NO.	REVISION	DATE
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PROJECT TITLE

64 HICKORY HILL ROAD,
EASTCHESTER
NY 10709

DRAWING TITLE

DEMOLITION PLANS,
DETAILS,
LEGENDS

PROFESSIONAL SEAL

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

PROJECT NO. _JOB# 23032

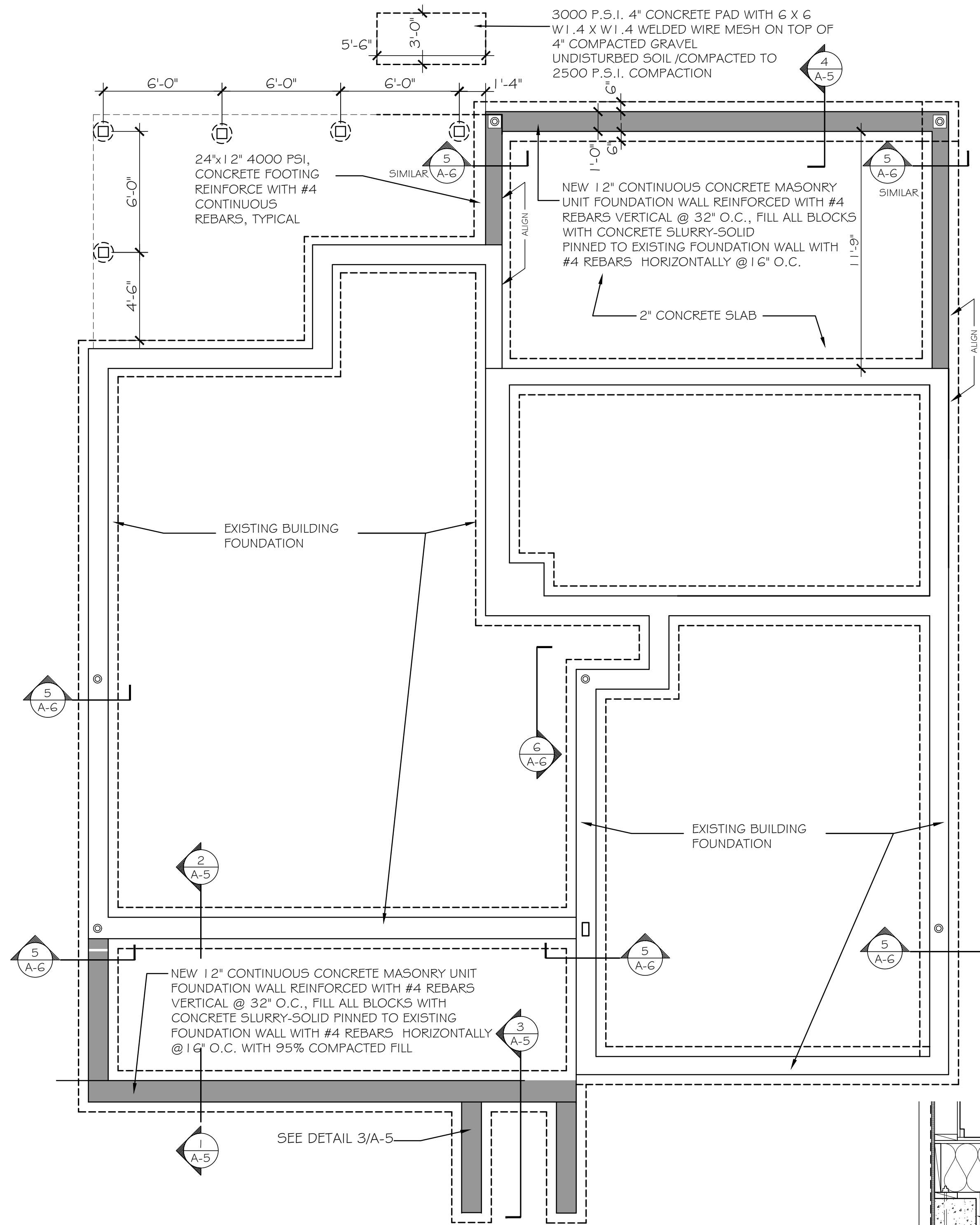
SCALE: AS NOTED

ISSUED FOR:	DATE:
ZONING BOARD REVIEW	4-28-2024

DRAWING NO.	REV. DATE:
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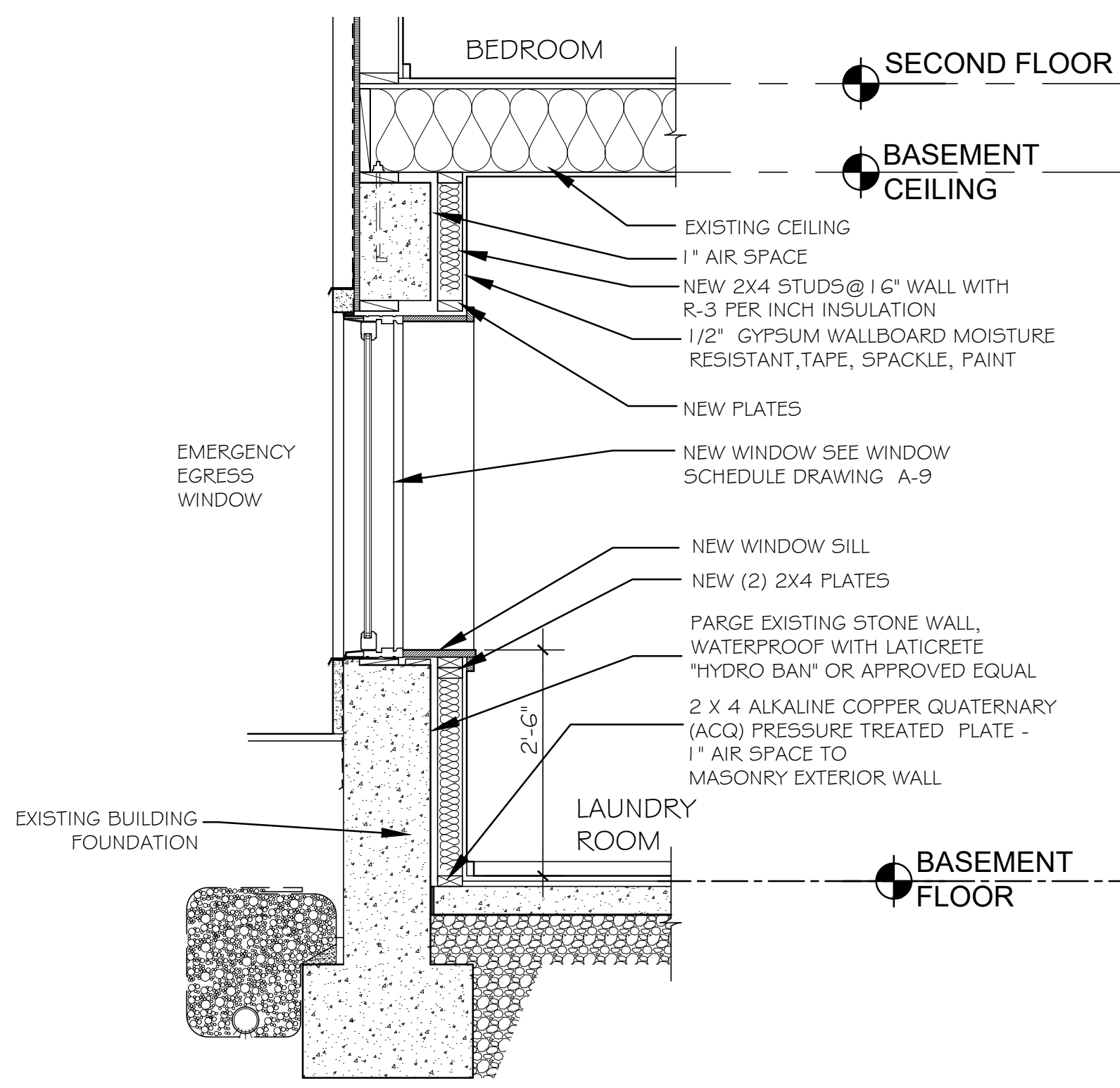
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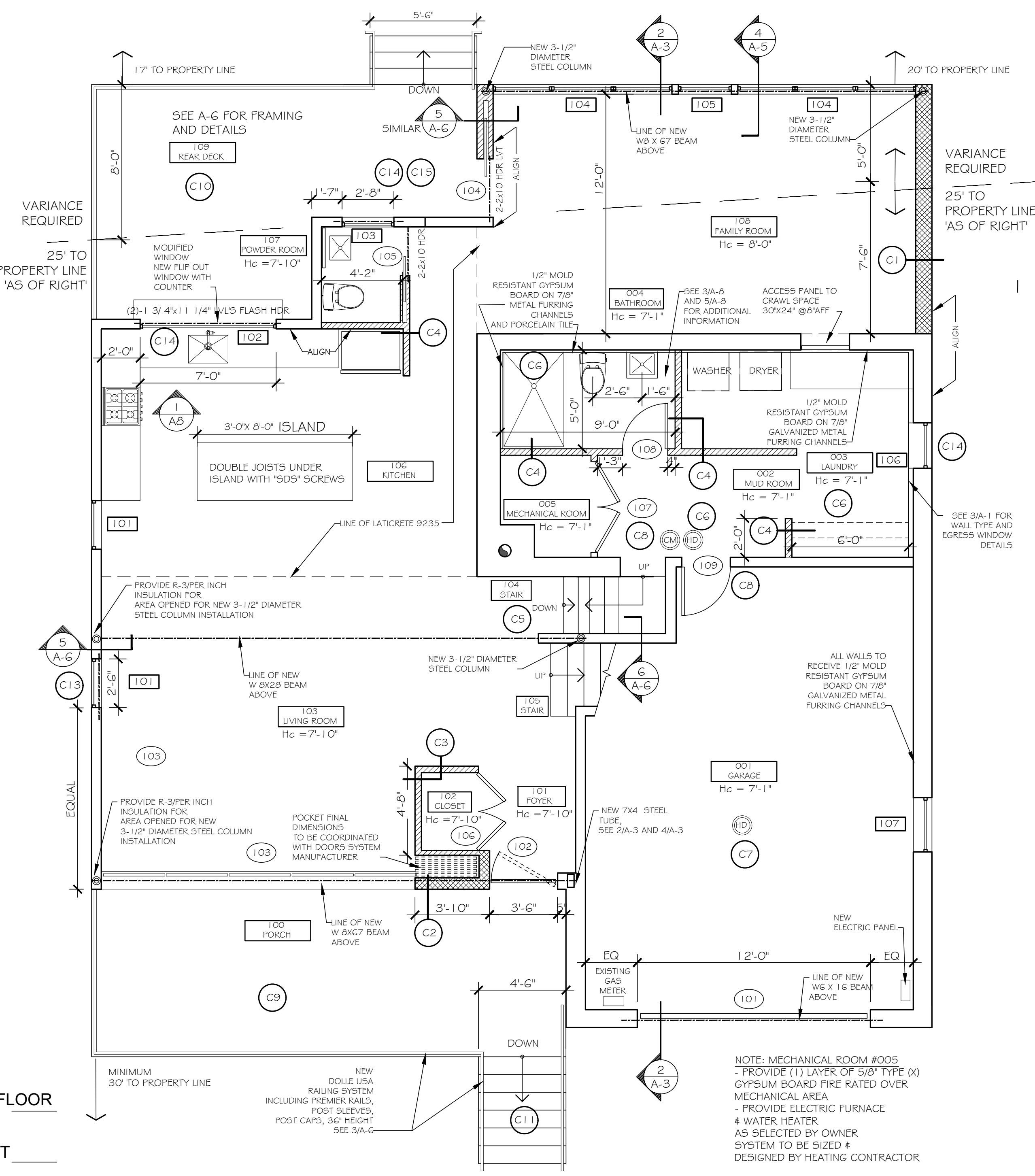


1 EXISTING AND PROPOSED FOUNDATION
SCALE: 1/4" = 1'-0"

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 WOOD THREADS AND RISER FINISH, NEW RAILING
C6	1/2" GYPSUM WALLBOARD ON CEILING TAPE, SPACKLE, PAINT.
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" O.C., INSULATION R-3 INCH MINIMUM AND MOLD RESISTANT GYPSUM WALLBOARD, SPACKLE, TAPE AND PAINT



3 EMERGENCY EGRESS WINDOW
SCALE: NTS



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

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

LIGHT/VENT BATHROOM #004				LIGHT/VENT POWDER ROOM #107				LIGHT/VENT FAMILY ROOM #108			
REQUIRED		PROPOSED		REQUIRED		PROPOSED		REQUIRED		PROPOSED	
AREA	45.6 SF	45.6 SF		AREA	20 SF	45 SF		AREA	264 SF	264 SF	
LIGHT	3.6 SF	**		LIGHT	1.6 SF	10		LIGHT	21.12 SF	24.25 SF	
VENT	1.8 SF	**		VENT	0.8 SF	10		VENT	10.56 SF	124.25 SF	

* LIGHTING REQUIREMENT - 2020 RESIDENTIAL CODE OF NYS
SECTION 303.8.3.1.2
REQUIRED LIGHTING:
6 FC @ 30" AFF OVER THE AREA OF THE ROOM FC = LUMENS/AREA
MINIMUM REQUIRED LUMENS = (FC)(AREA) 60 WATT BULB = 890 LUMENS TYPICAL
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

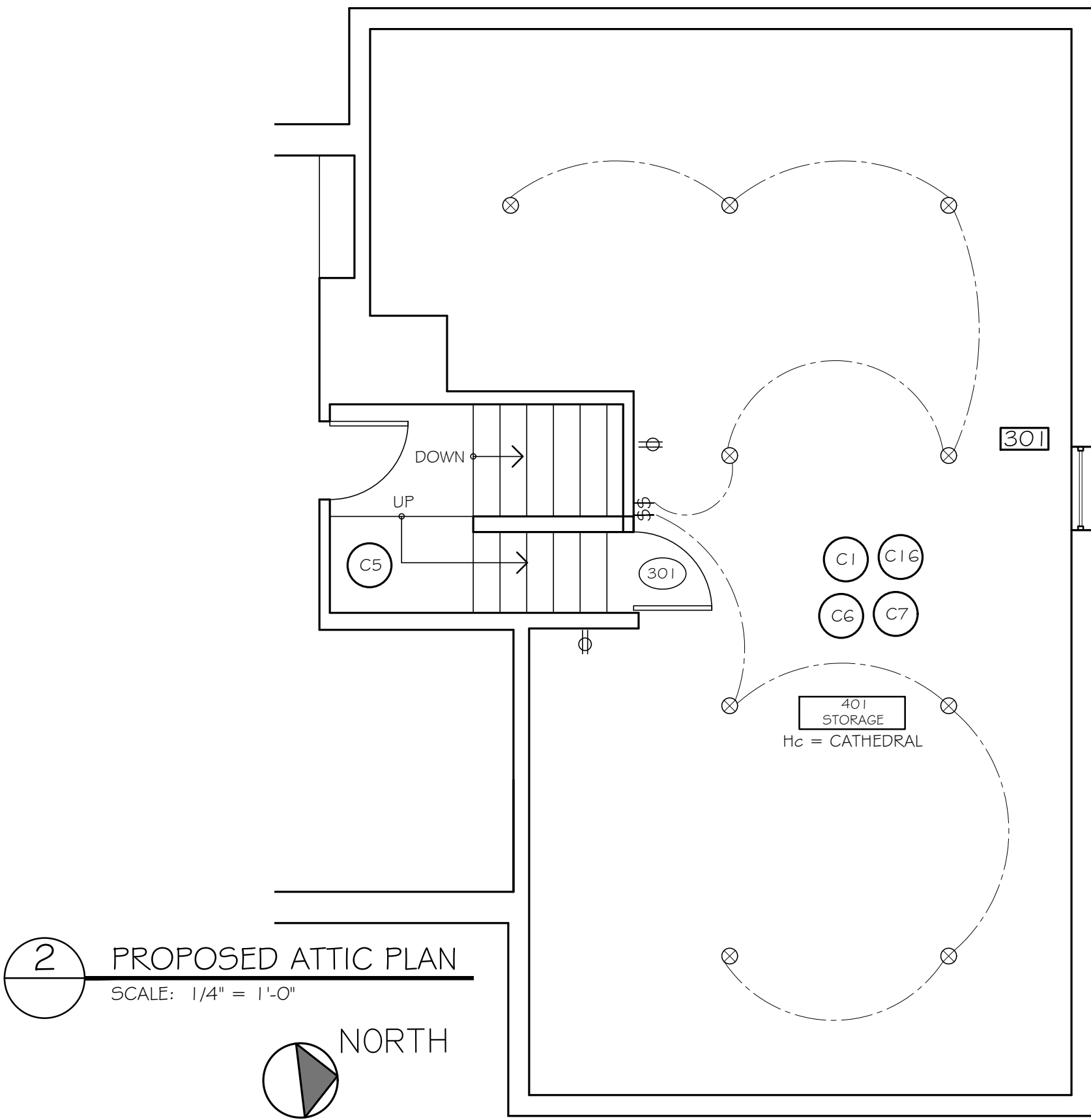
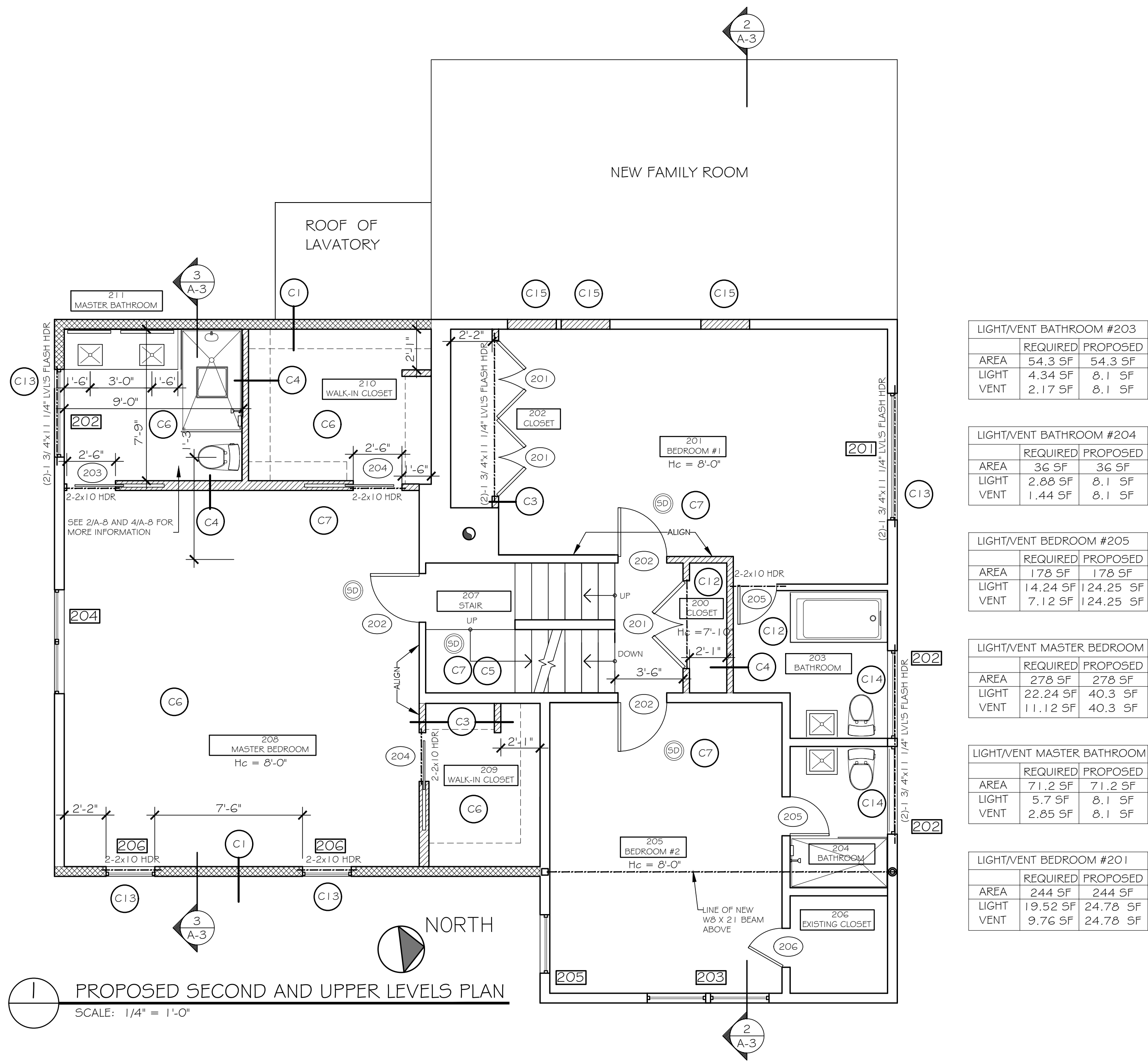
JOSEPH FERNANDEZ, AIA
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JOSEPH FERNANDEZ, C.E.O.
NY0055985

PROJECT NO. _JOB# 23032

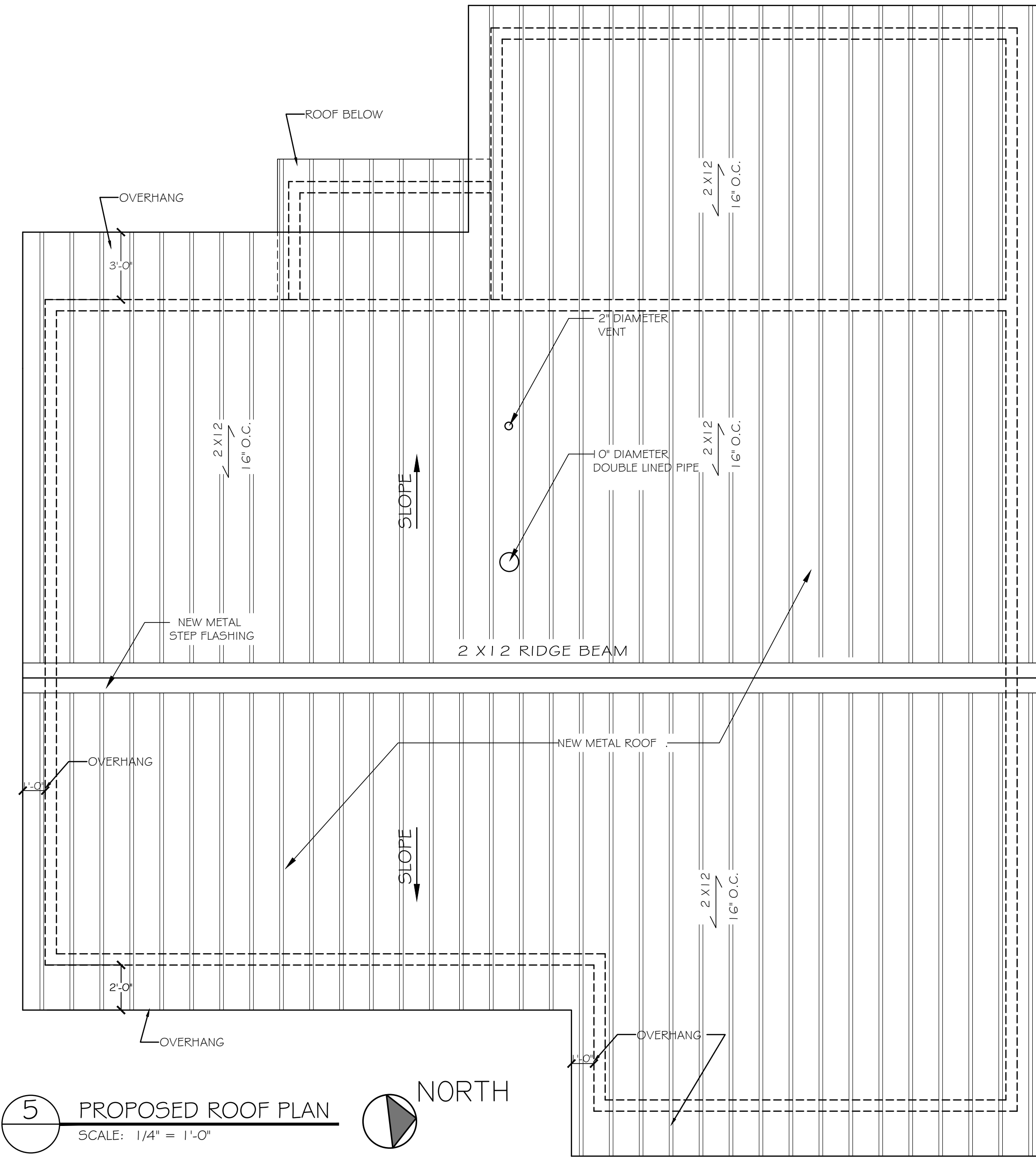
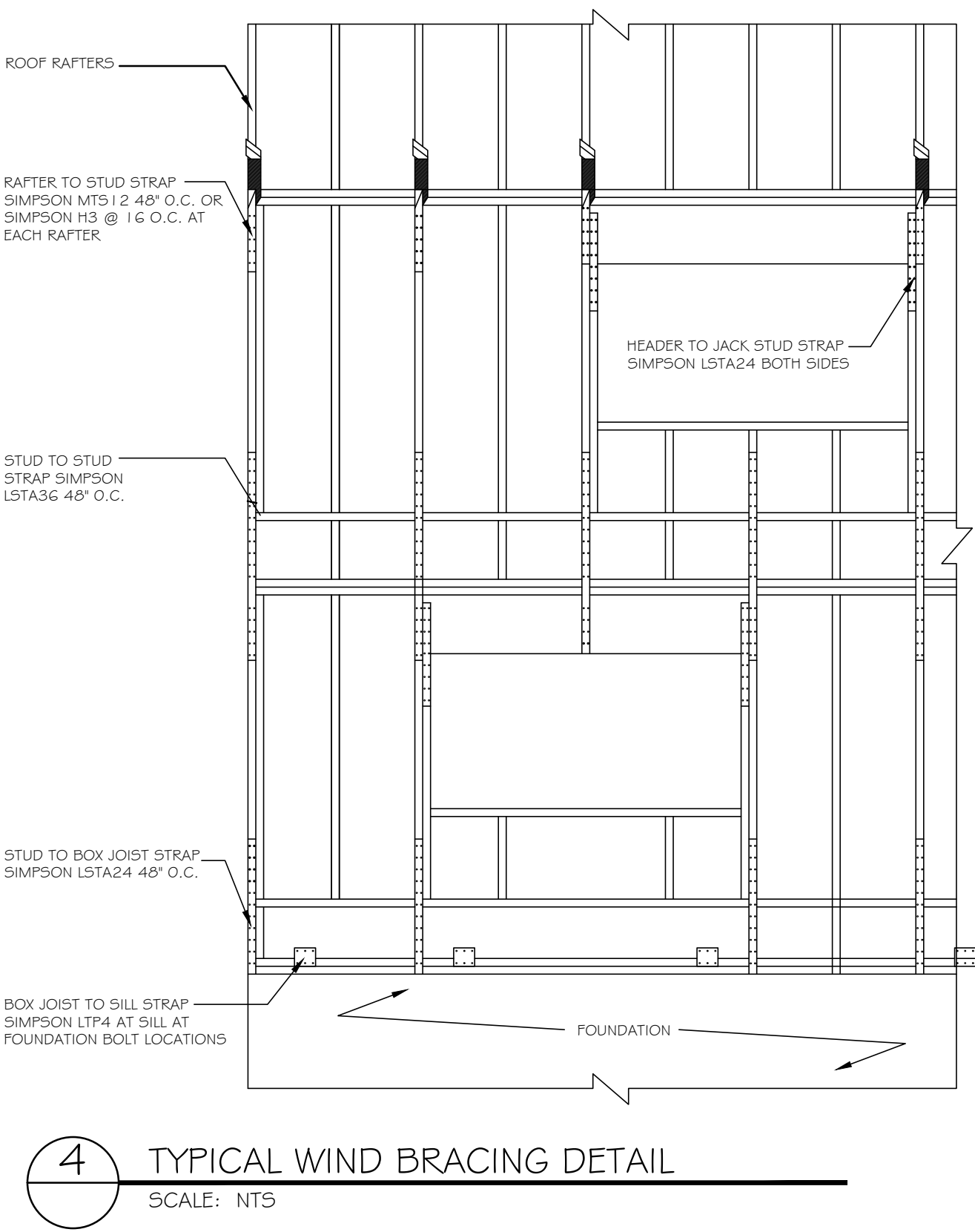
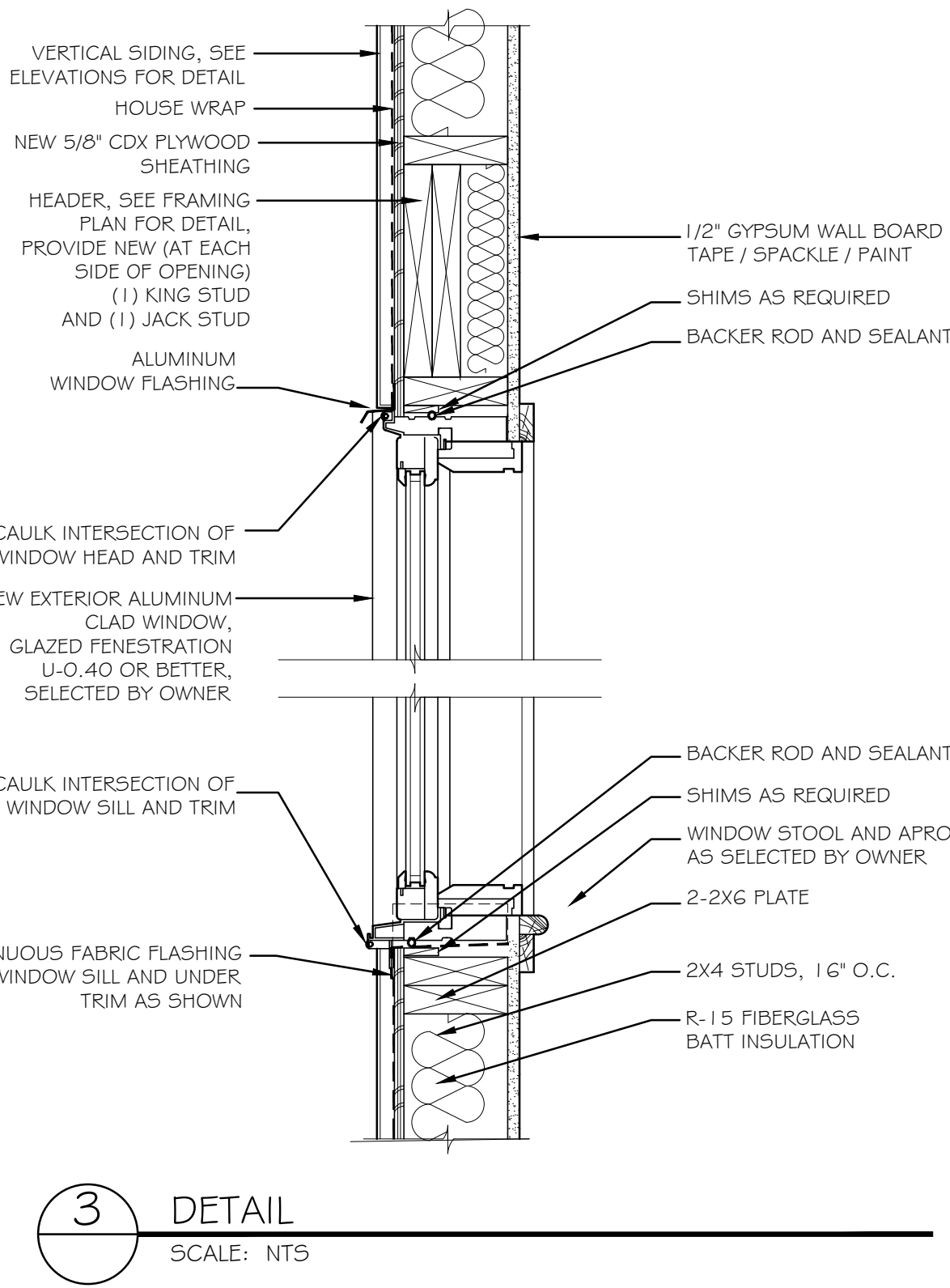
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ZONING BOARD REVIEW	4-28-2024	
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DRAWING NO.	REV. DATE:
A-1	REV. NO.



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-31 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

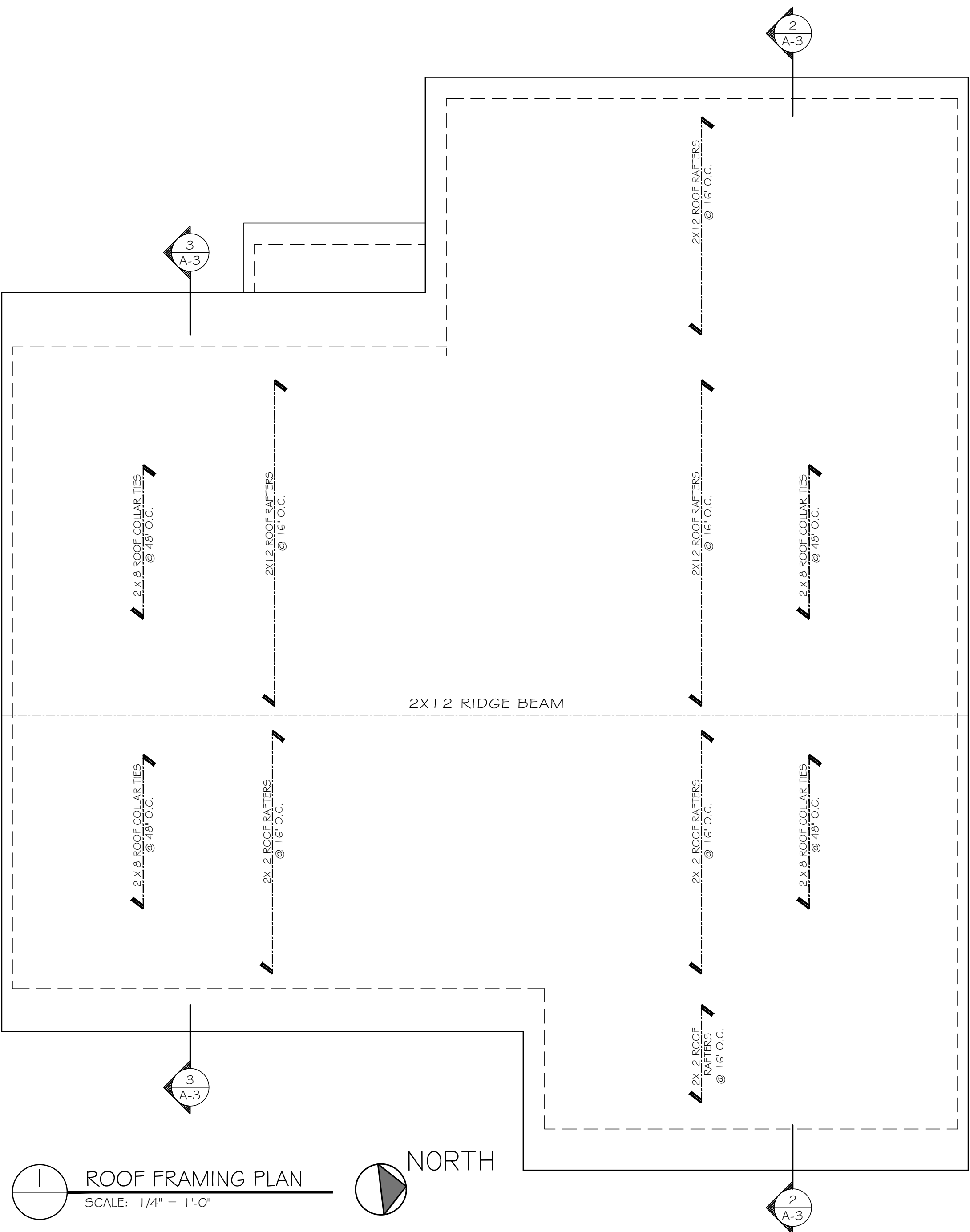
PROFESSIONAL SEAL

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PROJECT NO. JOB# 23032

SCALE: AS NOTED

ISSUED FOR:	DATE:	# 1 A T T A C H M E N T S
ZONING BOARD REVIEW	4-28-2024	
DRAWING NO.	REV. DATE:	
A-2	REV. NO.	



LVL NOTE :

1. ALL DESIGNATED LVL'S SHALL BE 1 9/16" "MICROLAM" BY "TRUSJOIST MACMILLAN" WITH A FLEXURAL FIBER STRESS OF $F_b = 2,600$ P.S.I. - OR AN APPROVED EQUAL.

HEADER AND LINTEL NOTES :

1. 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.
2. ALL STEEL ANGLES AT MASONRY VENEER IS TO BEAR A MINIMUM OF 4" ONTO MASONRY, OR AS INDICATED ON THE DRAWINGS.
3. FLUSH FRAMED BEAMS ARE TO BEAR ONTO CORNER POSTS, SOLID OR BUILT - UP POSTS AS INDICATED ON THE DRAWINGS.
4. 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.

TOTAL LOAD : 100 P.S.F.

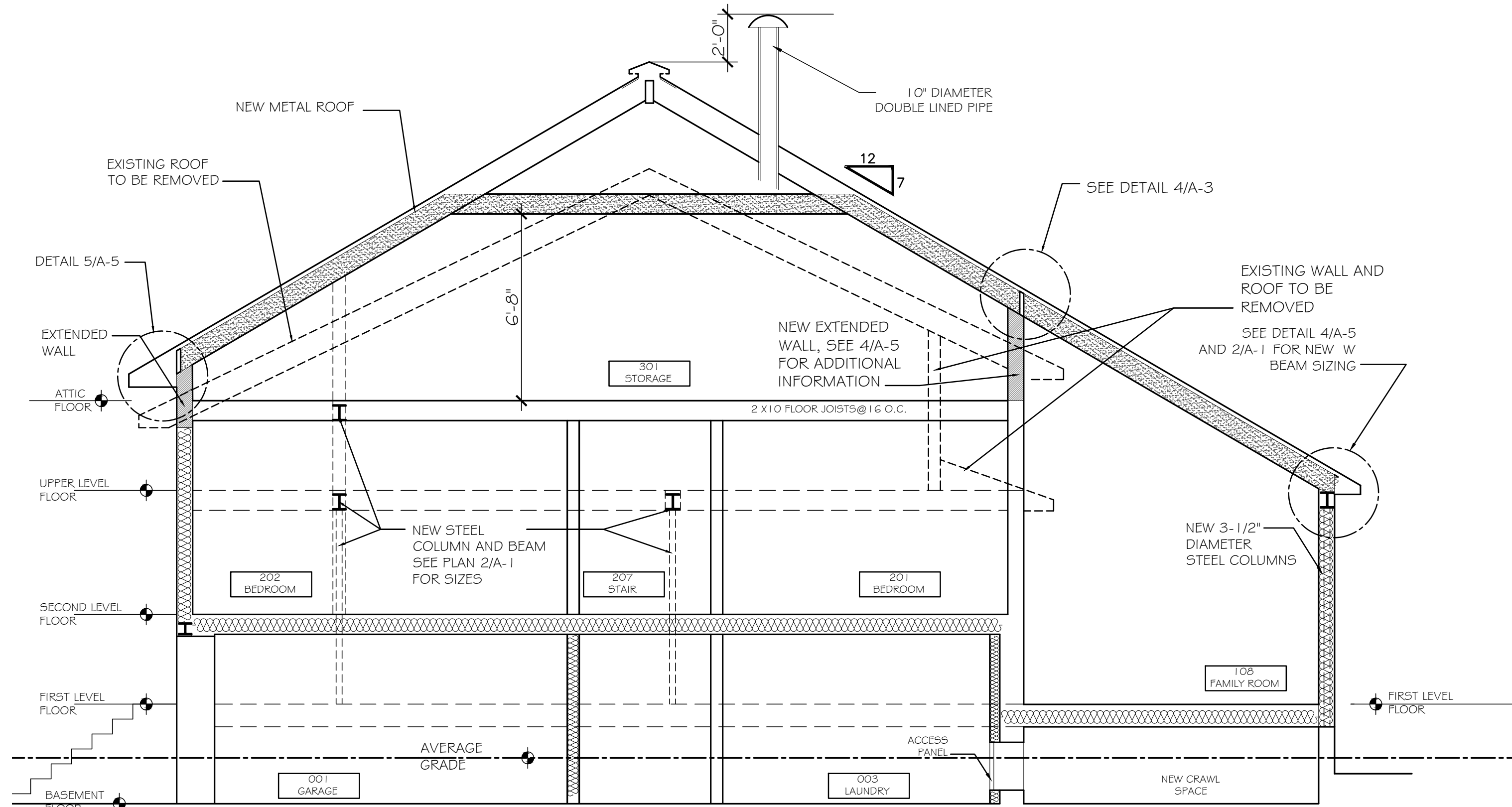
TRUSS JOIST SUBSTITUTION NOTE :

1. 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 :

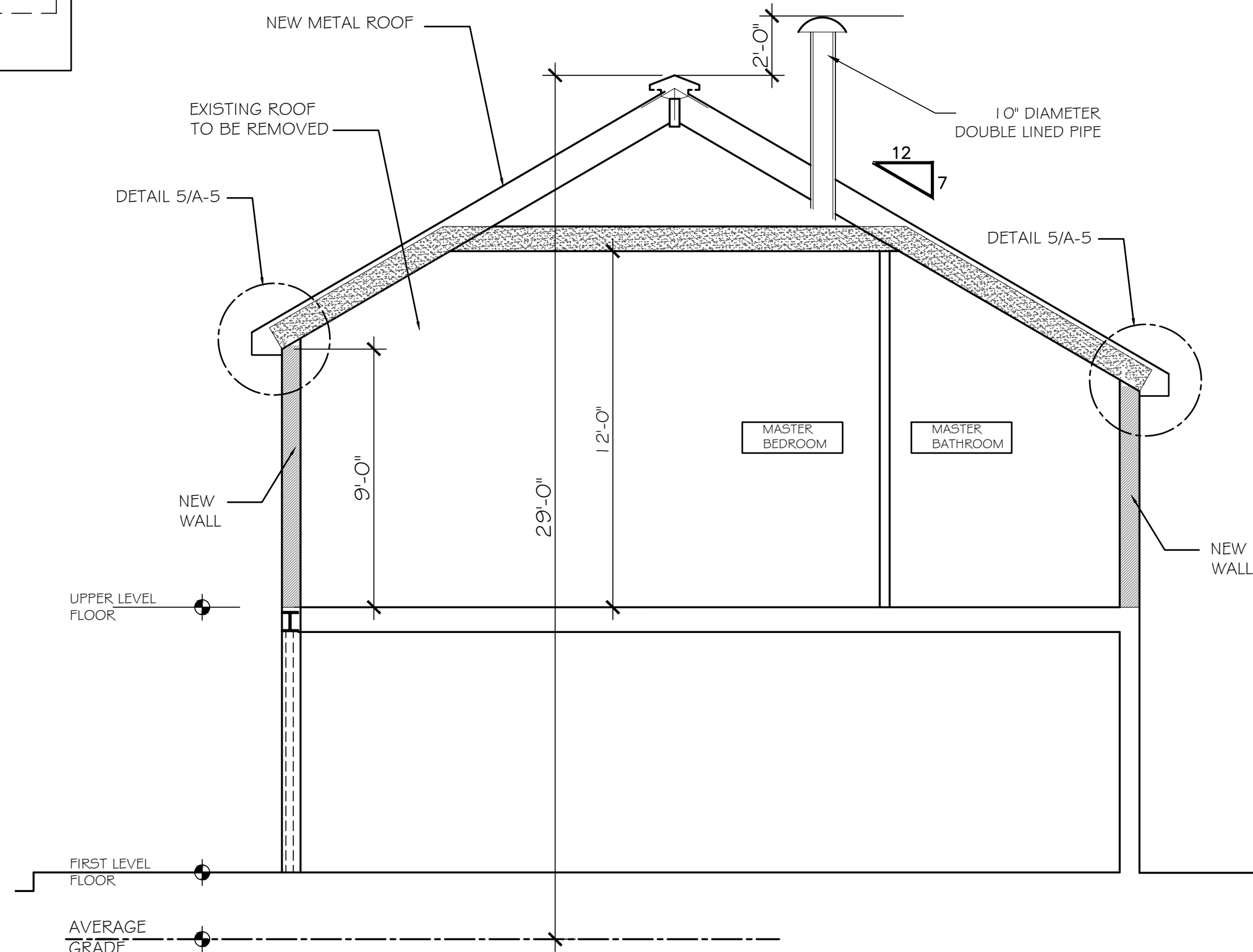
1. TRUSS JOISTS ARE TO BE MANUFACTURED BY "TRUSJOIST MACMILLAN" OR APPROVED EQUAL. SIZE AND SPACING AS INDICATED ON THE DRAWINGS.
2. CONTRACTOR SHALL HAVE SHOP DRAWINGS PREPARED BY "TRUSJOIST MACMILLAN" AND SUBMIT (4) COPIES TO ARCHITECT FOR APPROVAL.
3. FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS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

10 DOUBLE UP TJ JOISTS UNDER PARALLEL PARTITIONS ABOVE.



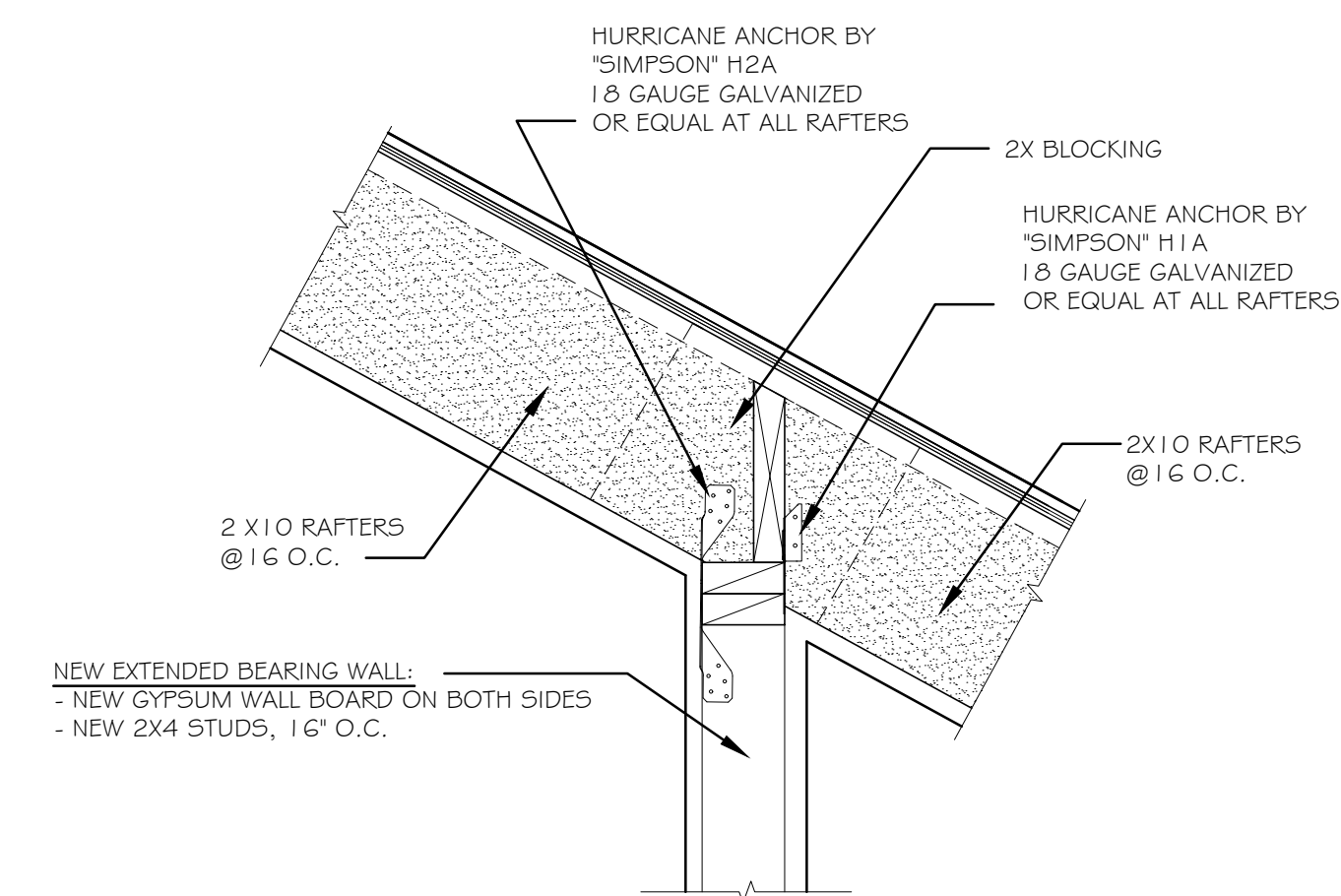
2 SECTION

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



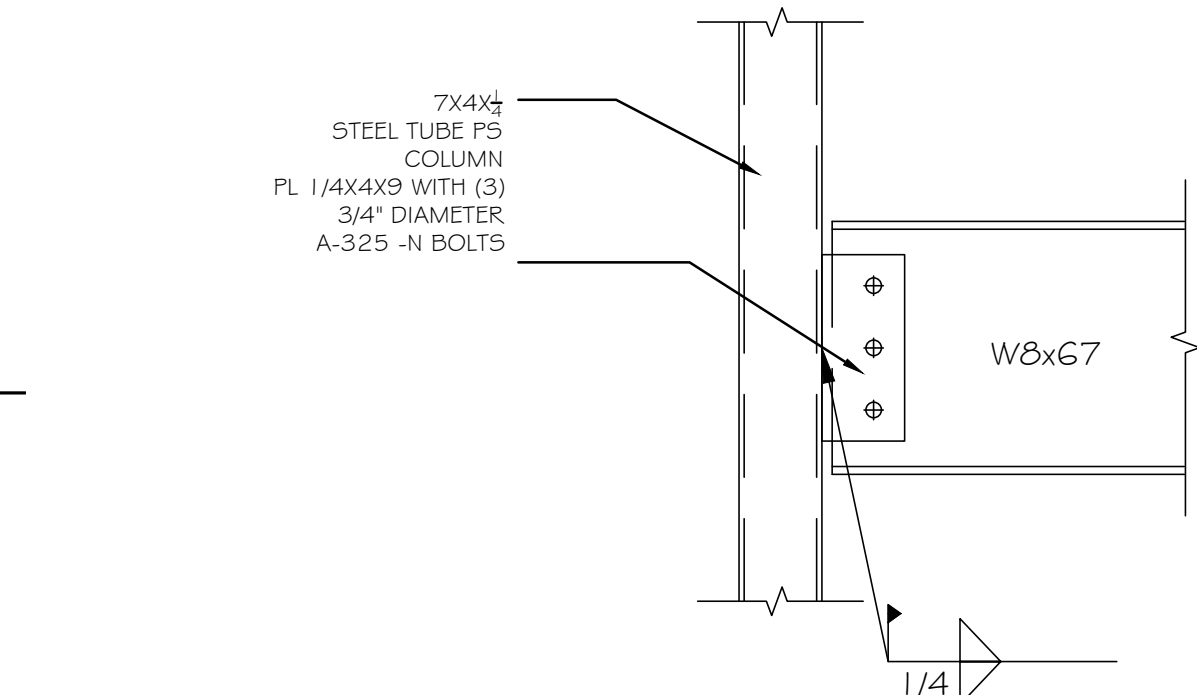
3 SECTION

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



4 DETAIL

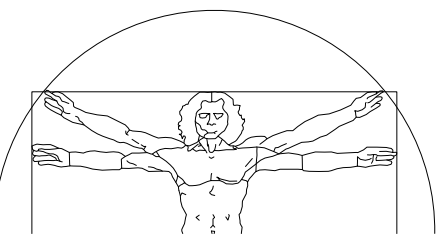
SCALE: N.T.S.



5 DETAIL

SCALE: N.T.S.

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PROJECT TITLE

64 HICKORY HILL ROAD,
EASTCHESTER
NY 10709

DRAWING TITLE

ATTIC AND ROOF
PLANS,
DETAILS,
LEGENDS

PROFESSIONAL SEAL

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

JOSEPH FERNANDEZ, C.E.O.
NY0055985

PROJECT NO. _JOB# 23032

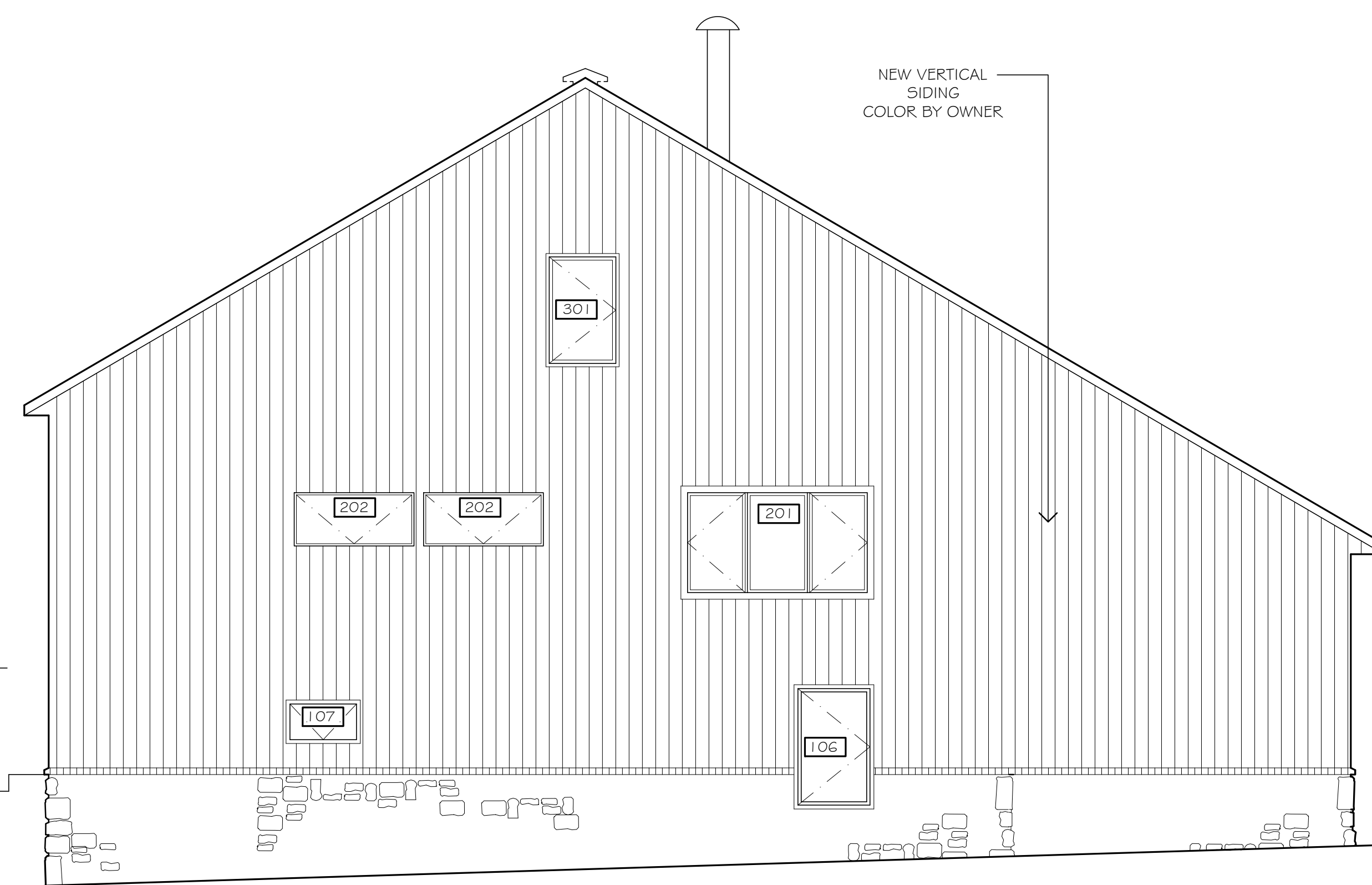
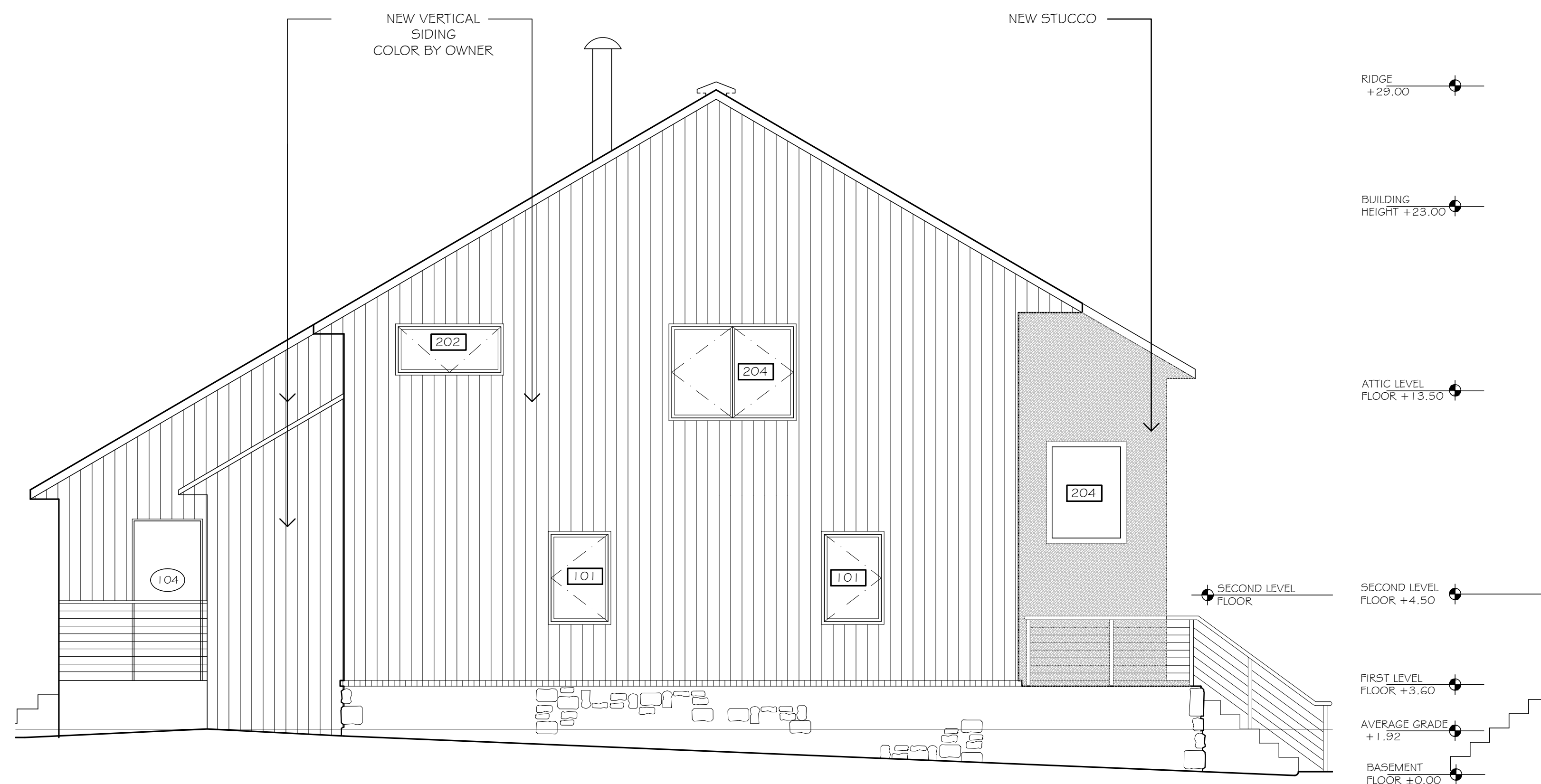
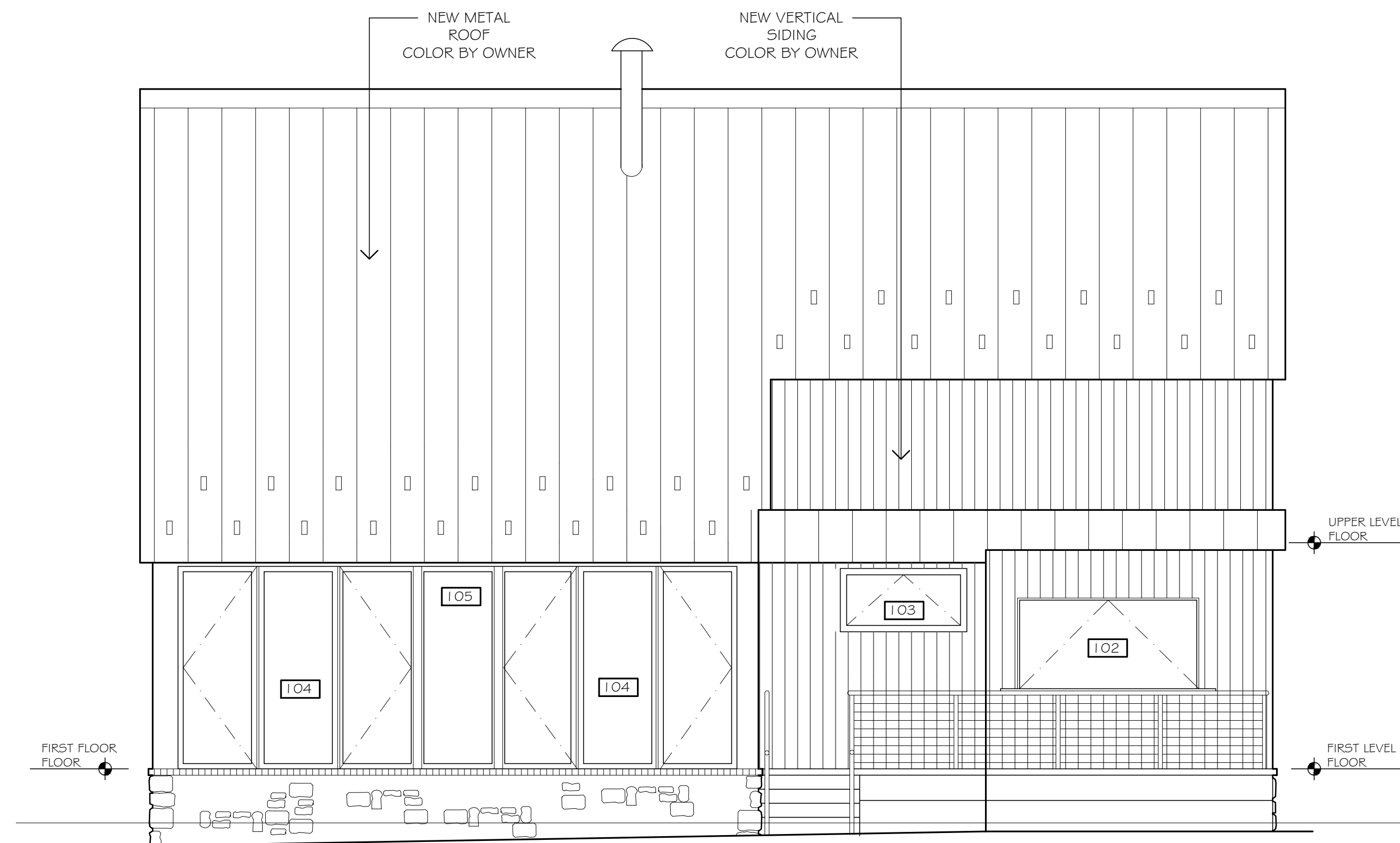
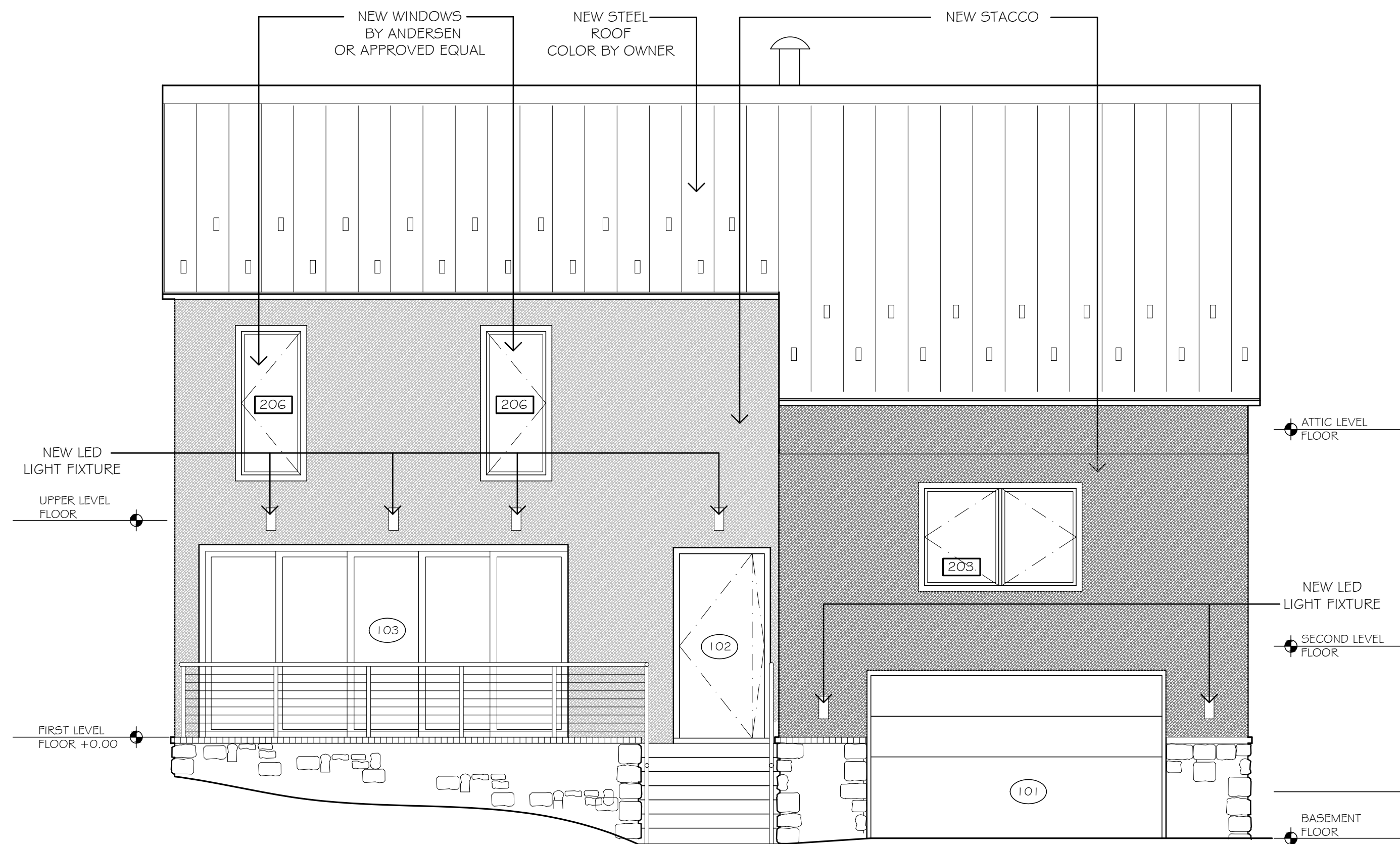
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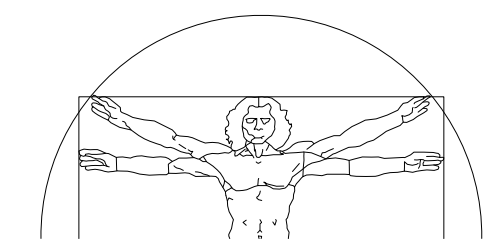
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NOTE:
SEE T-3 FOR AVERAGE GRADE CALCULATIONS.

NO.	REVISION	DATE
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PROJECT TITLE

64 HICKORY HILL ROAD,
EASTCHESTER
NY 10709

DRAWING TITLE

ELEVATIONS

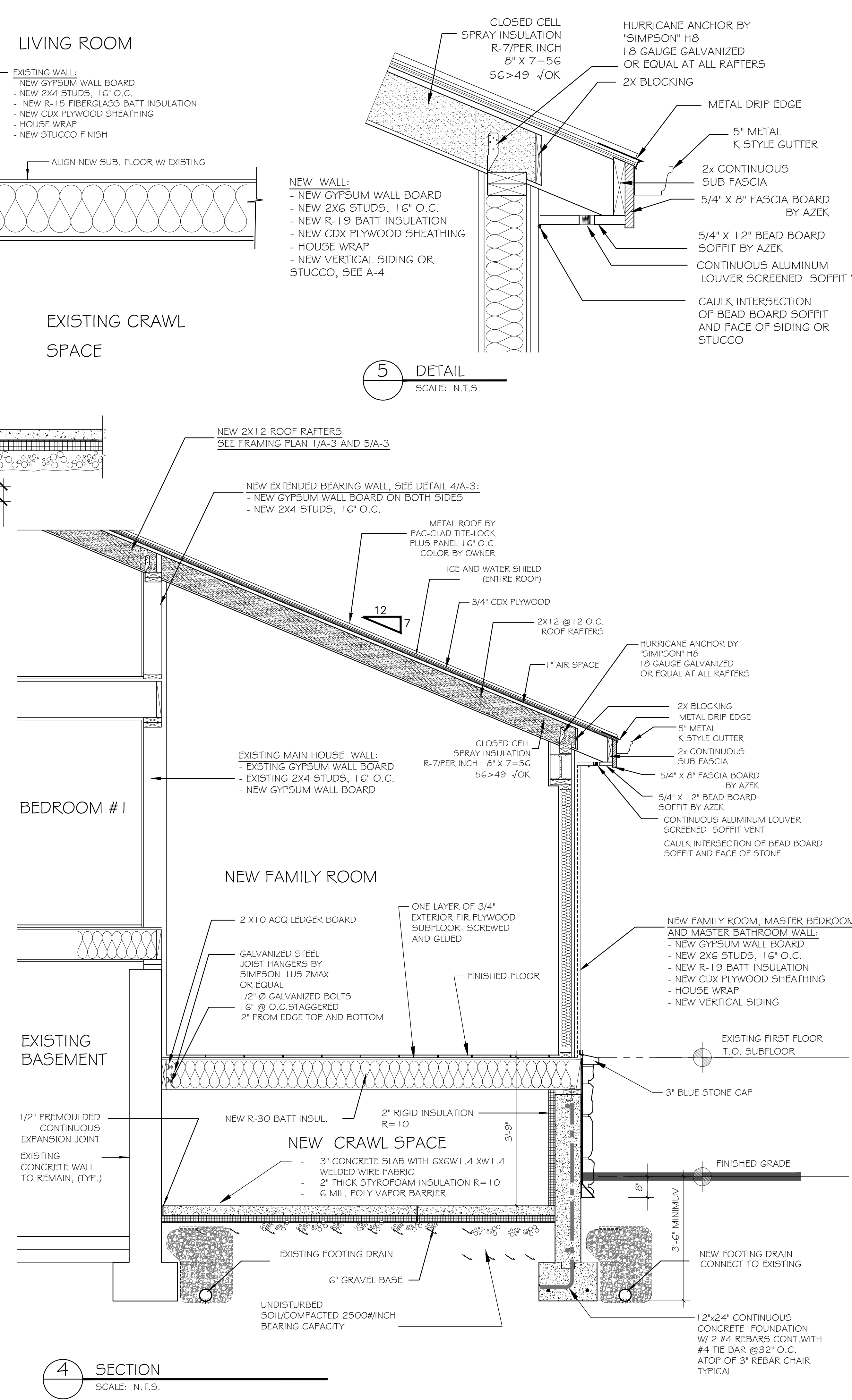
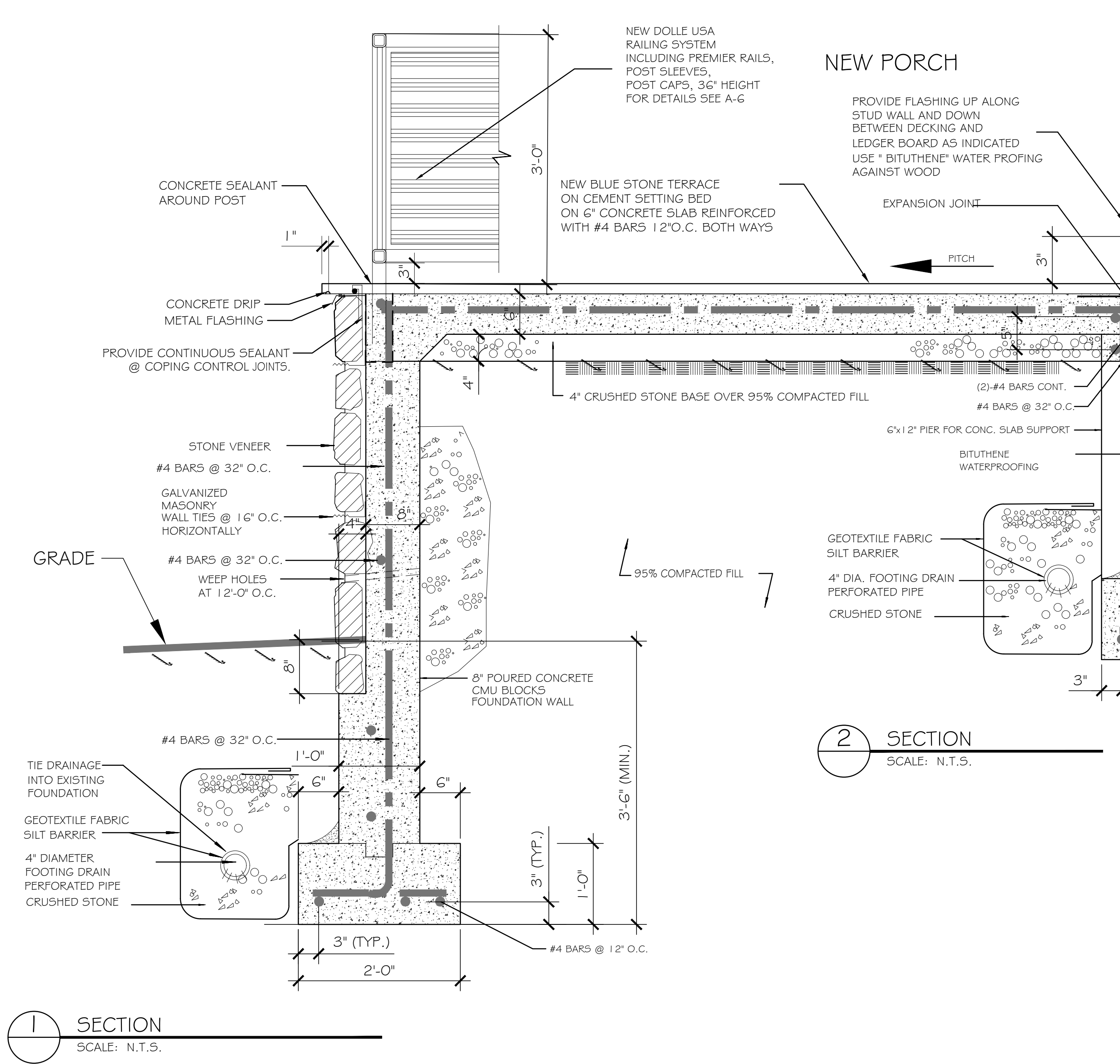
PROFESSIONAL SEAL

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JOSEPH FERNANDEZ, C.E.O. NY0055985

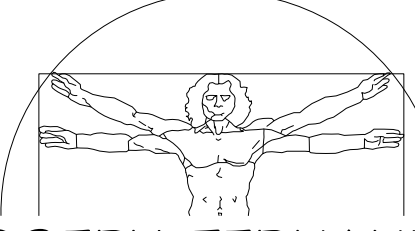
PROJECT NO. JOB# 23032

SCALE: AS NOTED

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ZONING BOARD REVIEW	4-26-2024
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A-4	REV.: NO.



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PROJECT TITLE

64 HICKORY HILL ROAD,
EASTCHESTER
NY 10709

DRAWING TITLE

SECTIONS

PROFESSIONAL SEAL

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

PROJECT NO. JOB# 23032

SCALE: AS NOTED

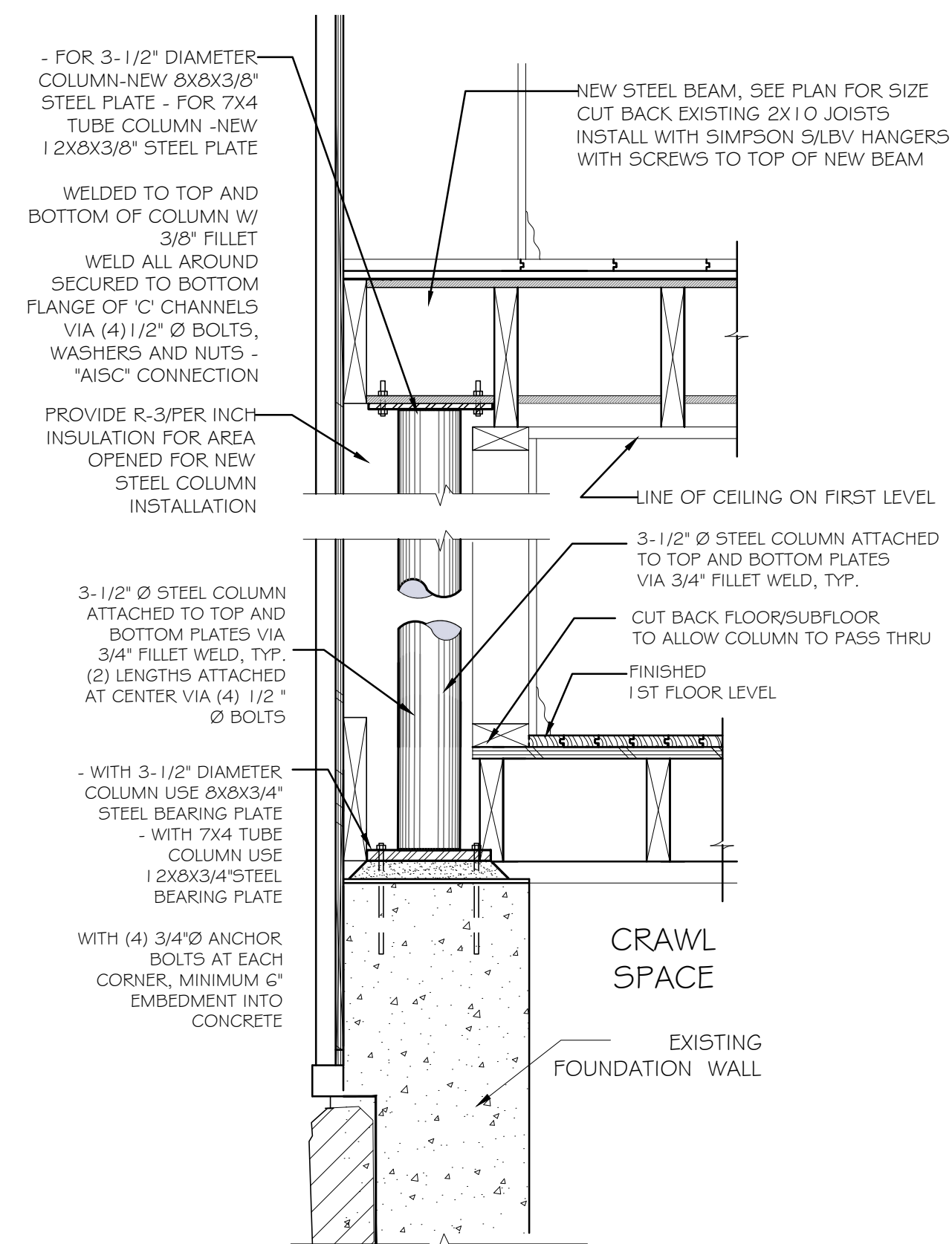
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REV. DATE:

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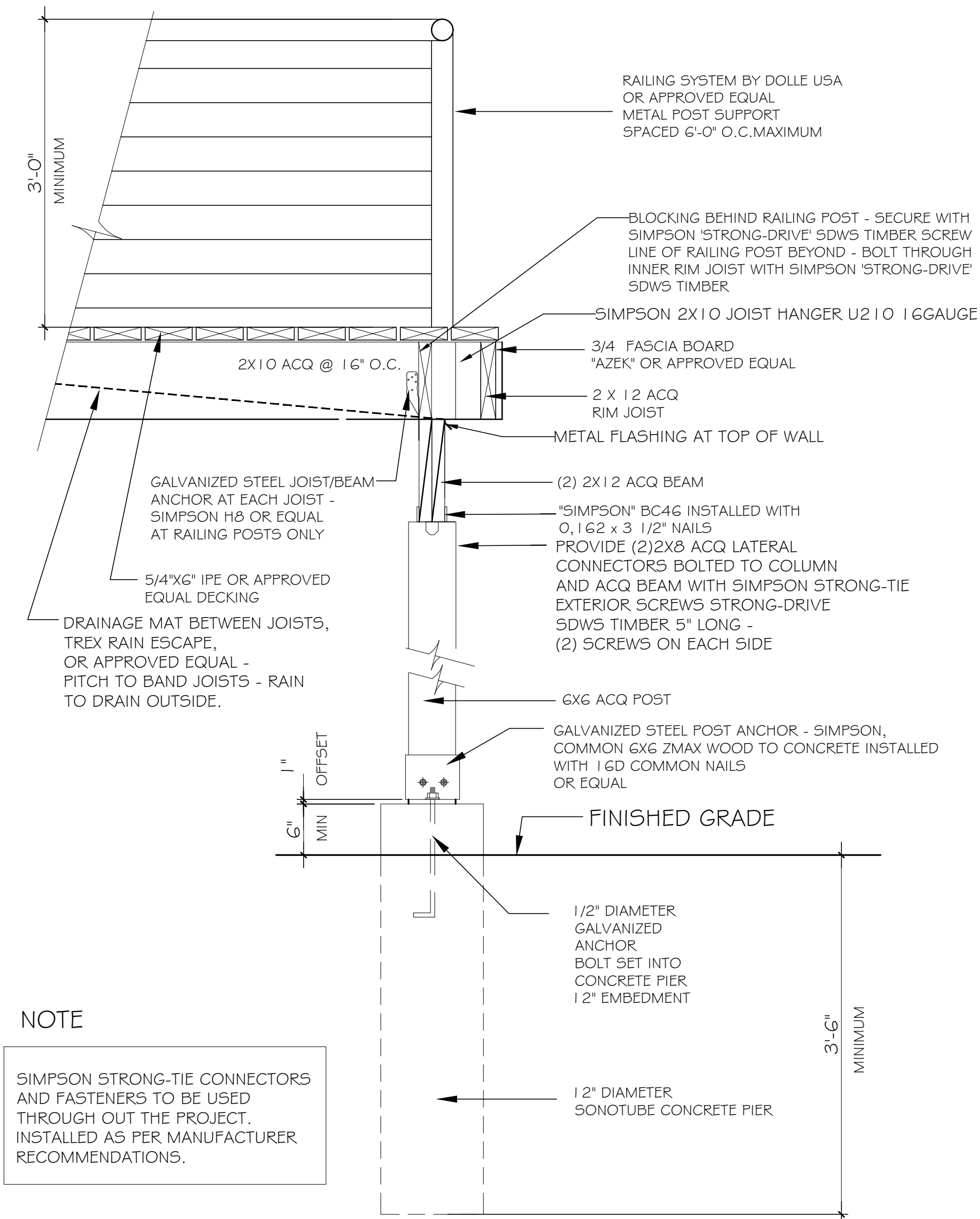
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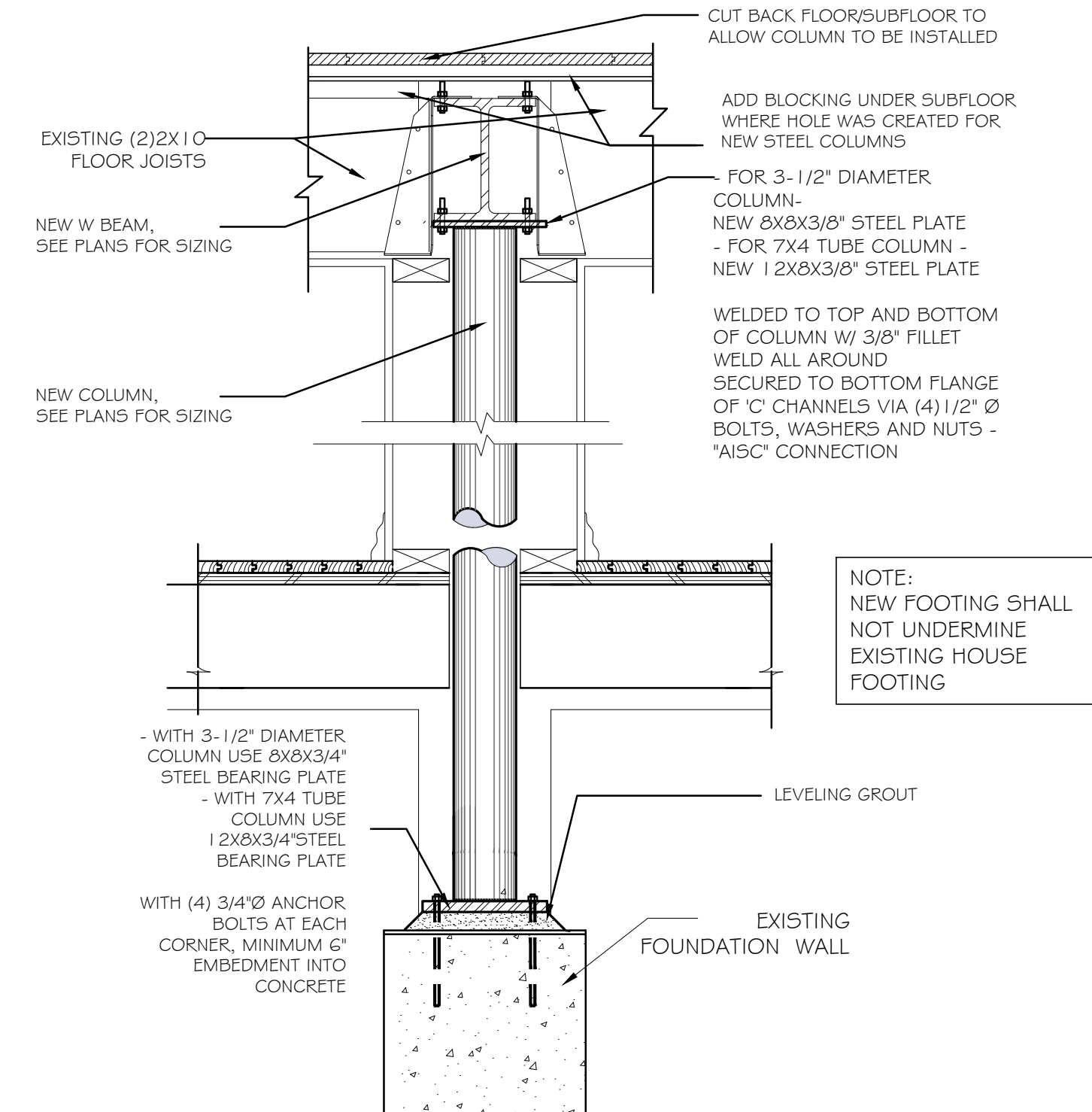
5 DETAIL
SCALE: NTS

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

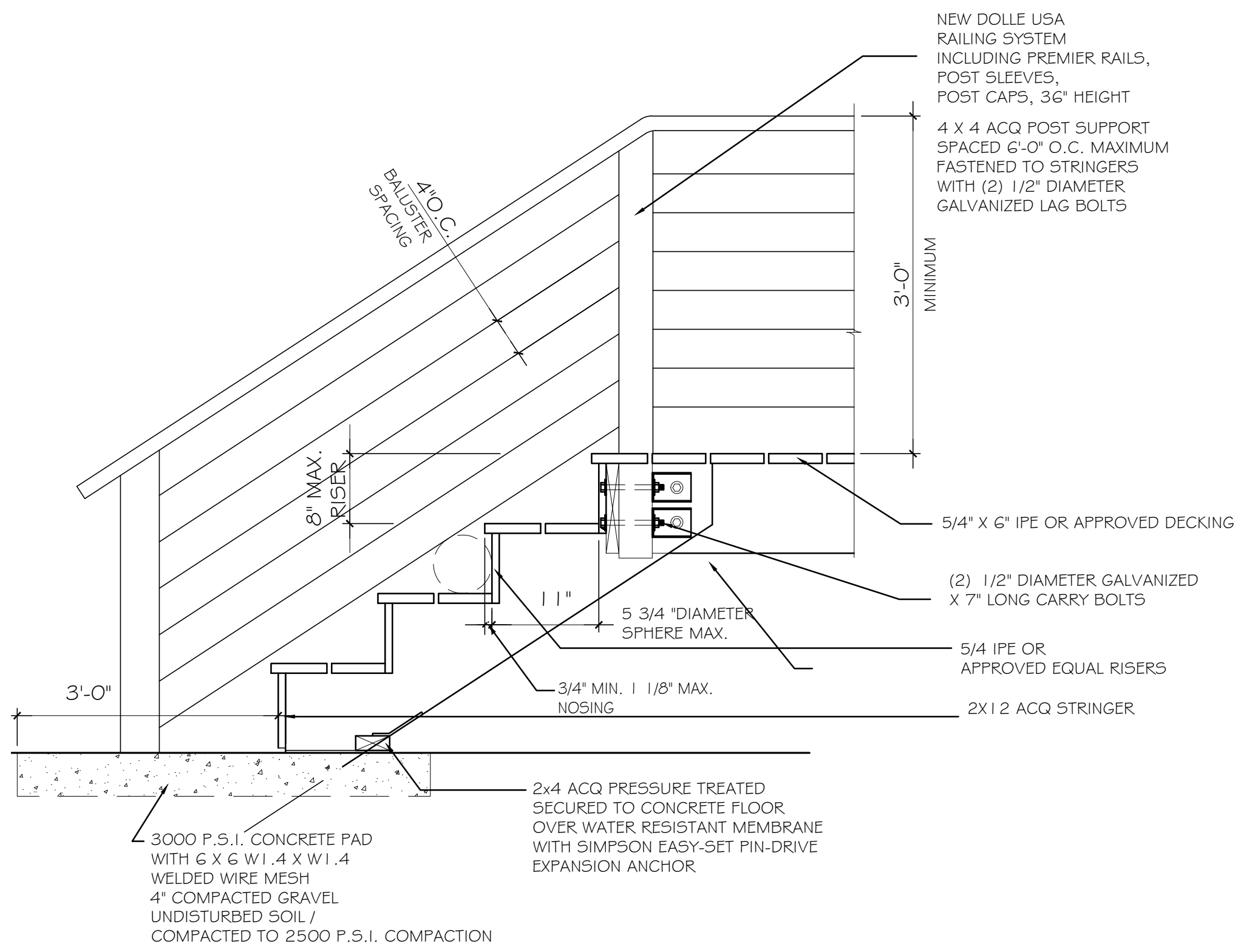
2 DETAIL
SCALE: 1/4" = 1'-0"



6 DETAIL
SCALE: NTS



NOTE:
NEW FOOTING SHALL
NOT UNDERMINE
EXISTING HOUSE
FOOTING



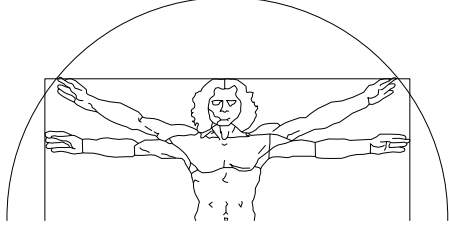
3 DETAIL
SCALE: 1/4" = 1'-0"

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

NOTE

SIMPSON STRONG-TIE CONNECTORS AND FASTENERS TO BE USED THROUGHOUT THE PROJECT. INSTALLED AS PER MANUFACTURER RECOMMENDATIONS.

NO.	REVISION	DATE
-	-	-



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PROJECT TITLE

64 HICKORY HILL ROAD,
EASTCHESTER
NY 10709

DRAWING TITLE

SECTIONS AND DETAILS

PROFESSIONAL SEAL

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

JOSEPH FERNANDEZ, C.E.O.
NY0055985

PROJECT NO. _JOB# 23032

ISSUED FOR:	DATE:
ZONING BOARD REVIEW	4-28-2024

DRAWING NO.

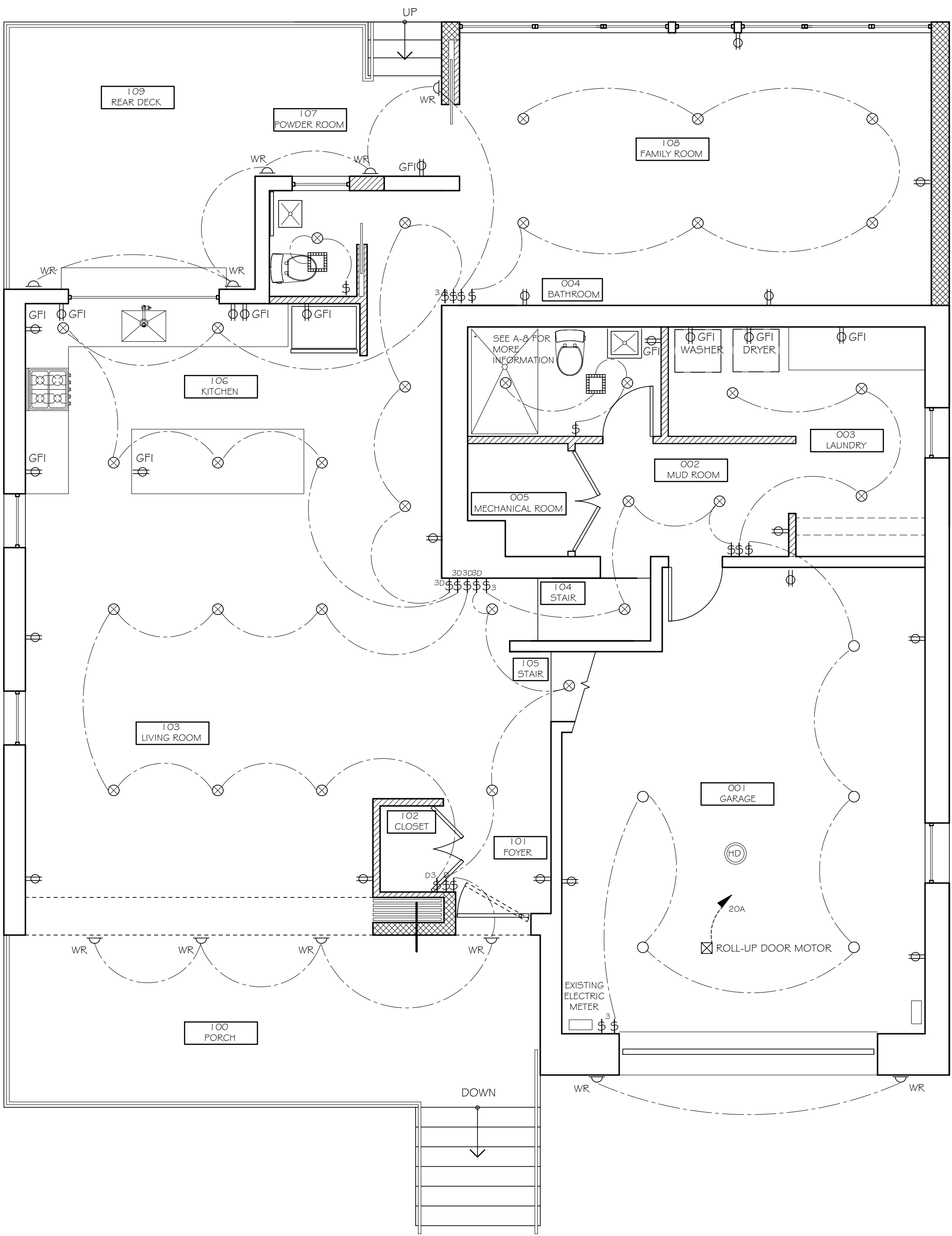
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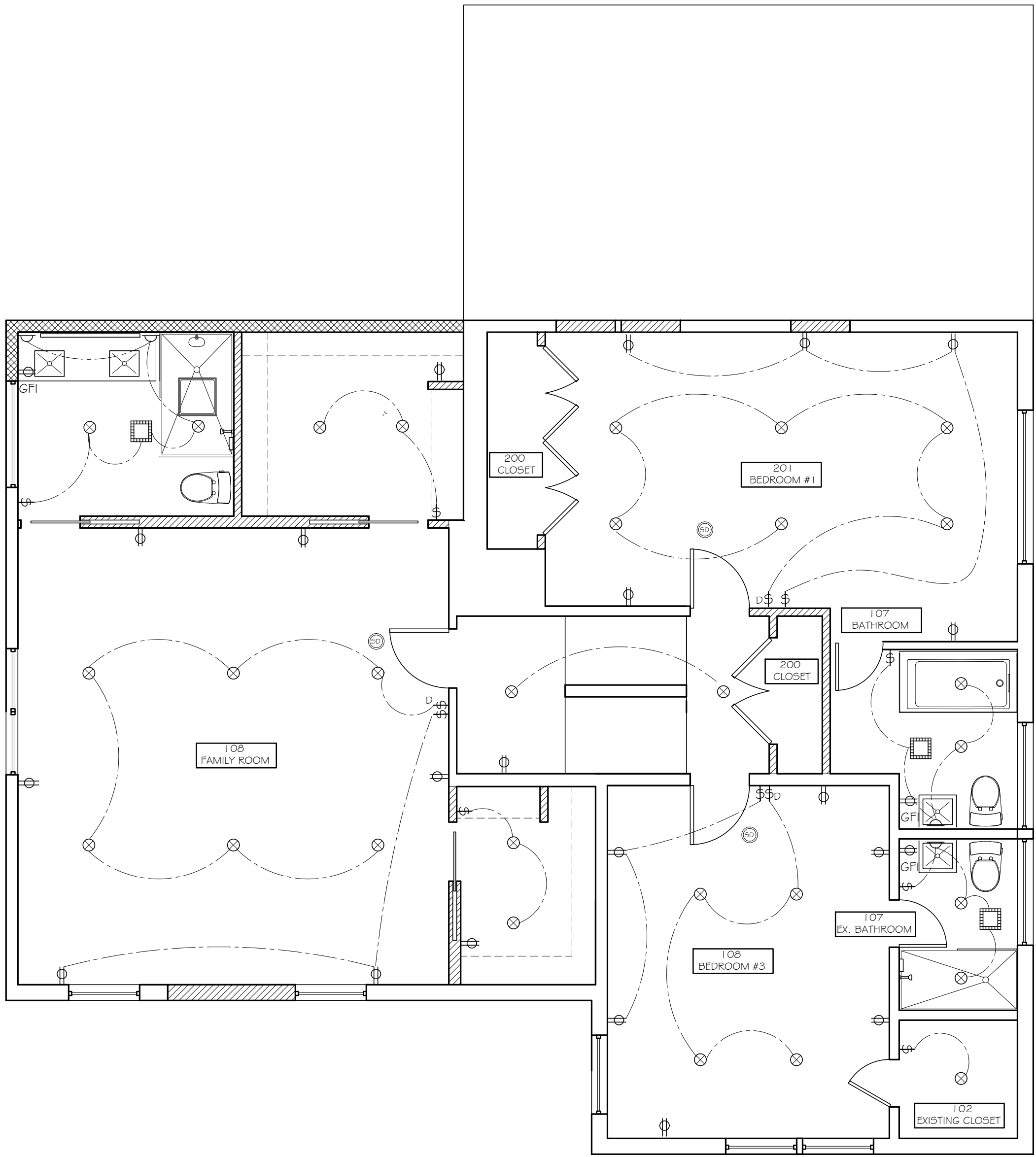
ELECTRICAL SCHEDULE	
	EXISTING DUPLEX OUTLET
	DUPLEX OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	SWITCHED OUTLET
	DEDICATED CIRCUIT 50 AMP
	DEDICATED CIRCUIT 120 OR 220 VOLT
	SMOKE DETECTOR - HARD WIRED WITH BATTERY BACK-UP BY KIDDE MODEL P12040 OR APPROVED EQUAL
	CARBON MONOXIDE DETECTOR - HARD WIRED WITH 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 80-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"

NORTH



2 SECOND AND UPPER LEVELS LIGHTING AND ELECTRICAL 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

LIGHTING
AND ELECTRICAL
PLANS AND LEGEND

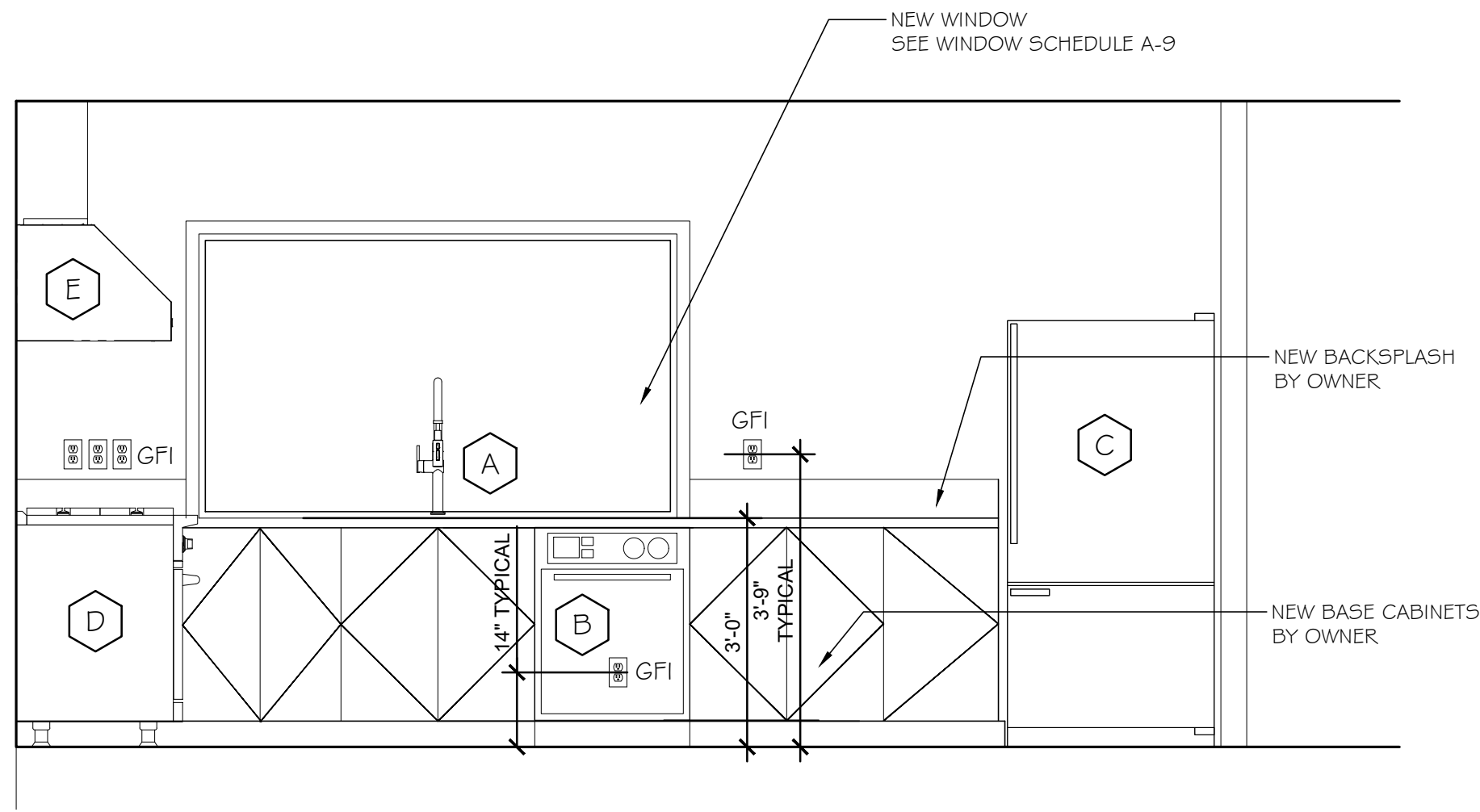
PROFESSIONAL SEAL

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

PROJECT NO. _JOB# 23032

SCALE: AS NOTED

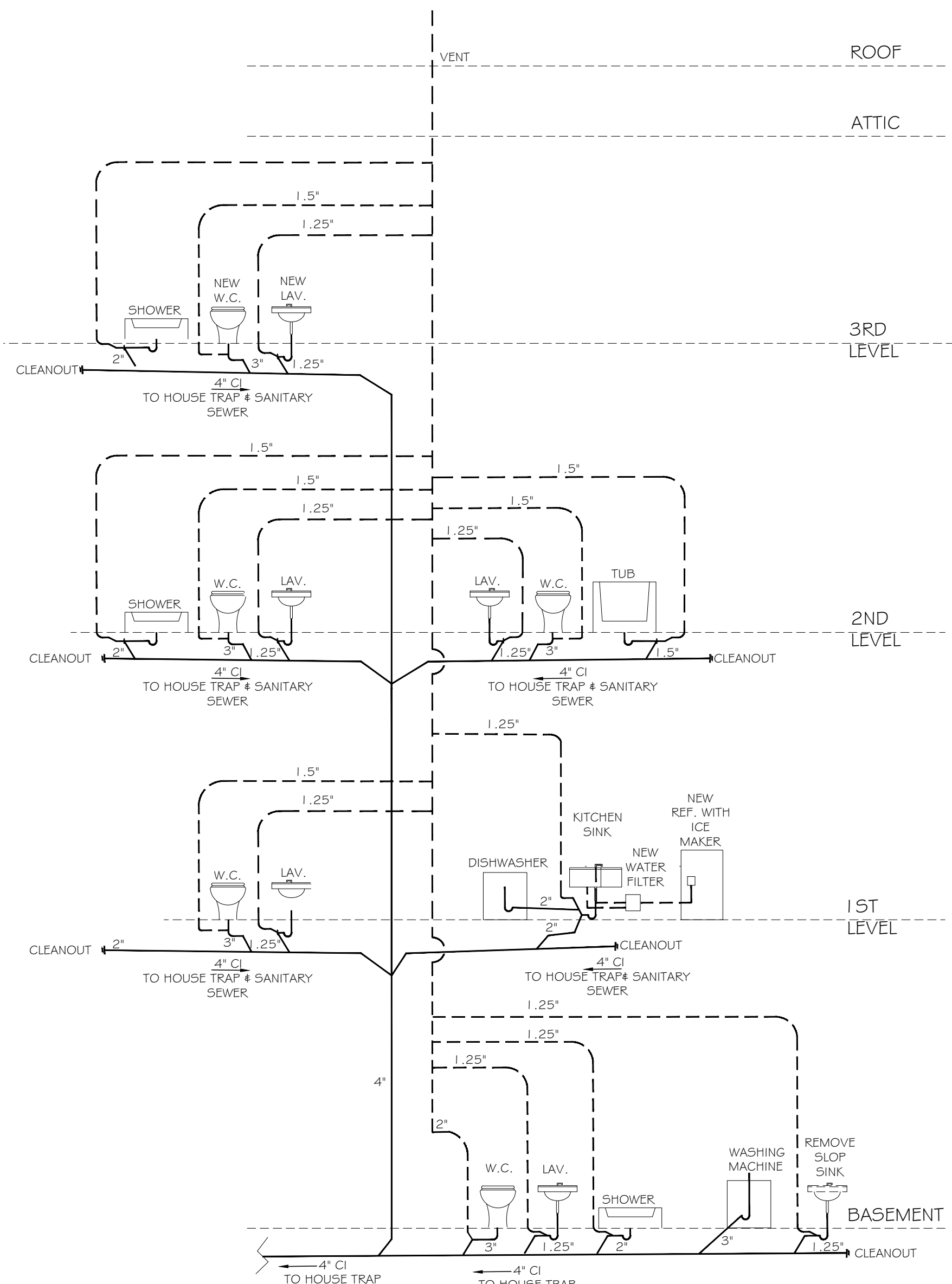
ISSUED FOR:	DATE:	A P P L I C A T I O N
ZONING BOARD REVIEW	4-28-2024	
DRAWING NO.	REV. DATE:	A-7
	REV. NO.	



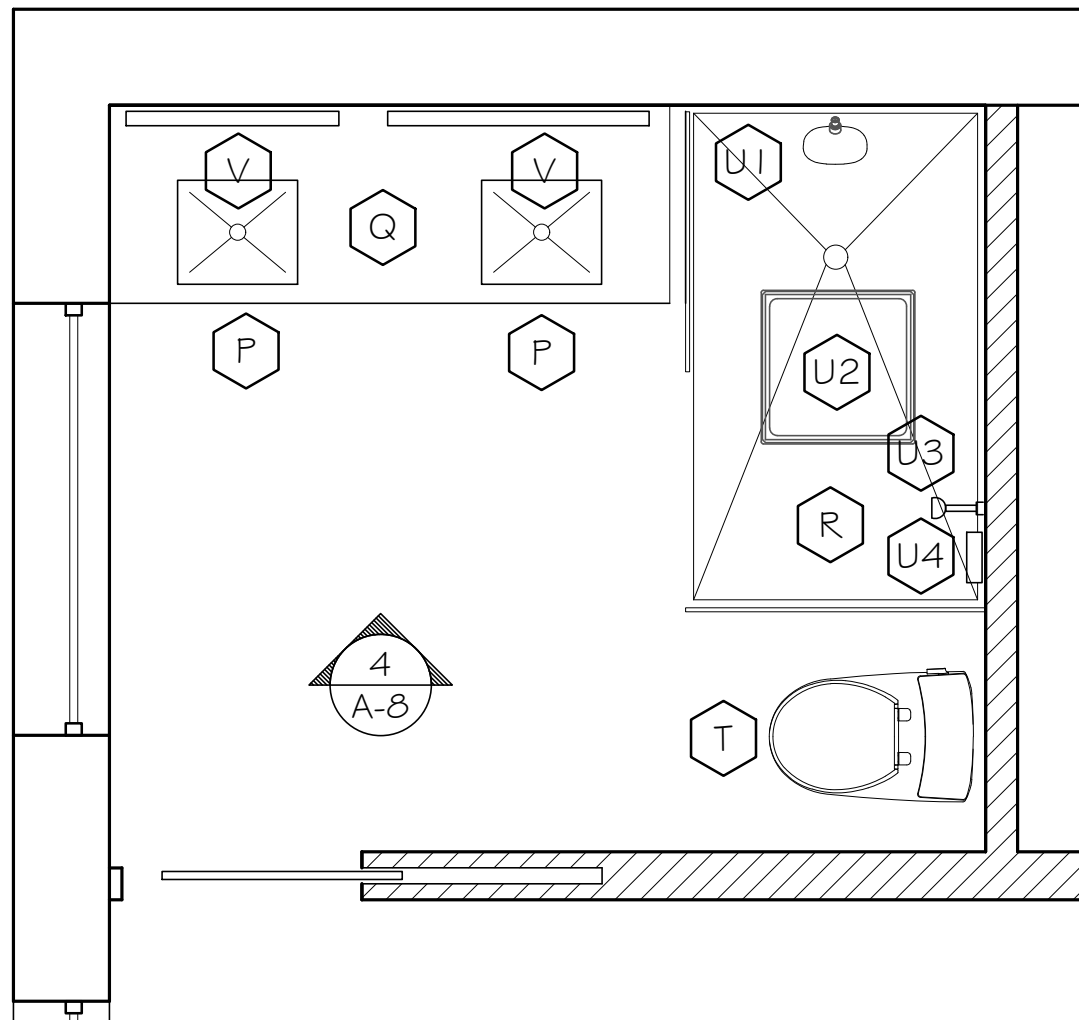
1 ELEVATION
SCALE: 1/4" = 1'-0"

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

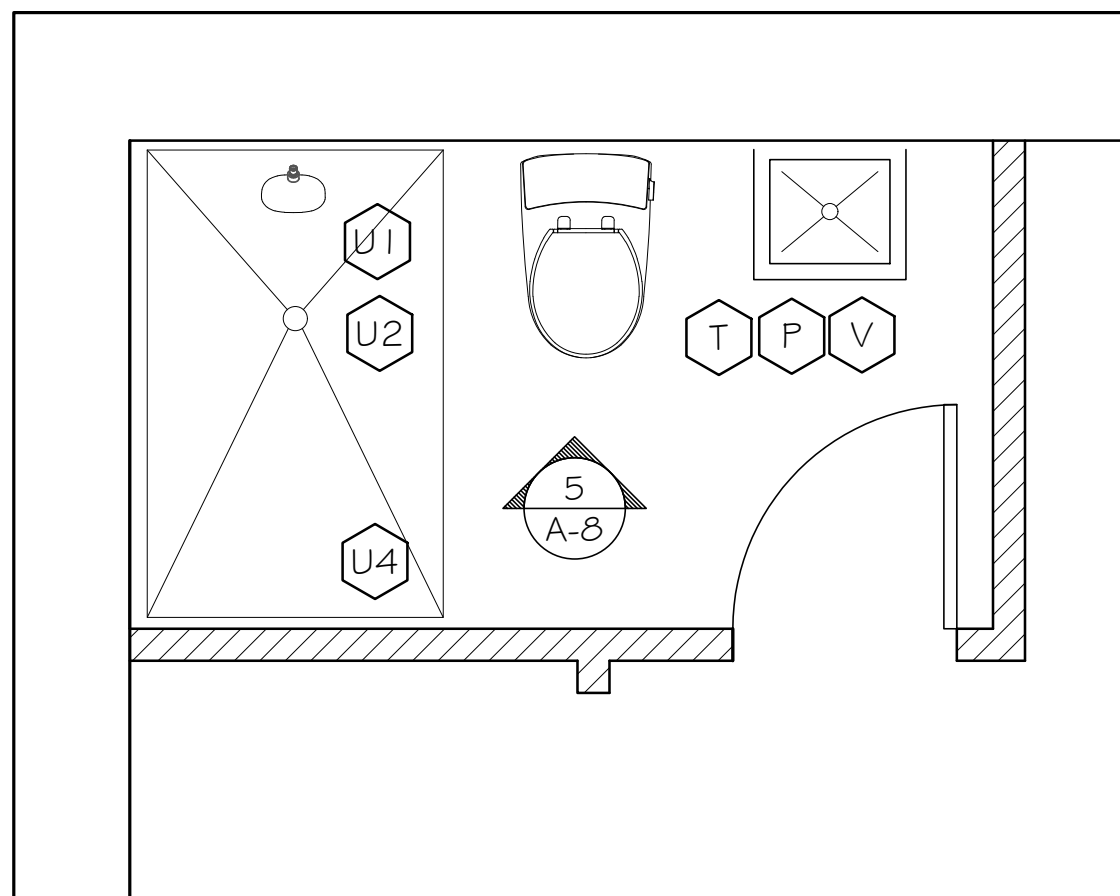
NOTE:
ALL FIXTURES BY OWNER



6 PLUMBING RISER DIAGRAM
SCALE: NTS



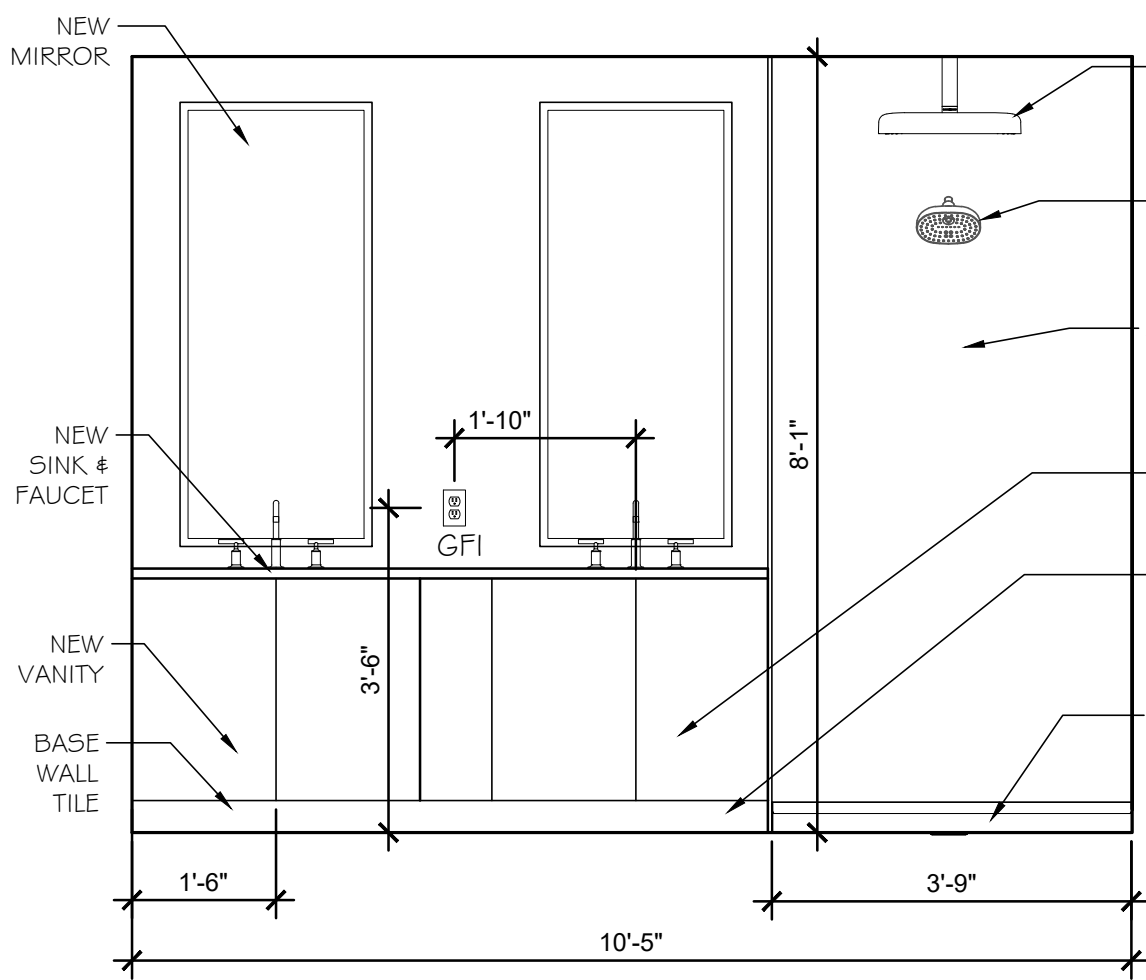
2 MASTER BATHROOM PLAN
SCALE: 1/2" = 1'-0"



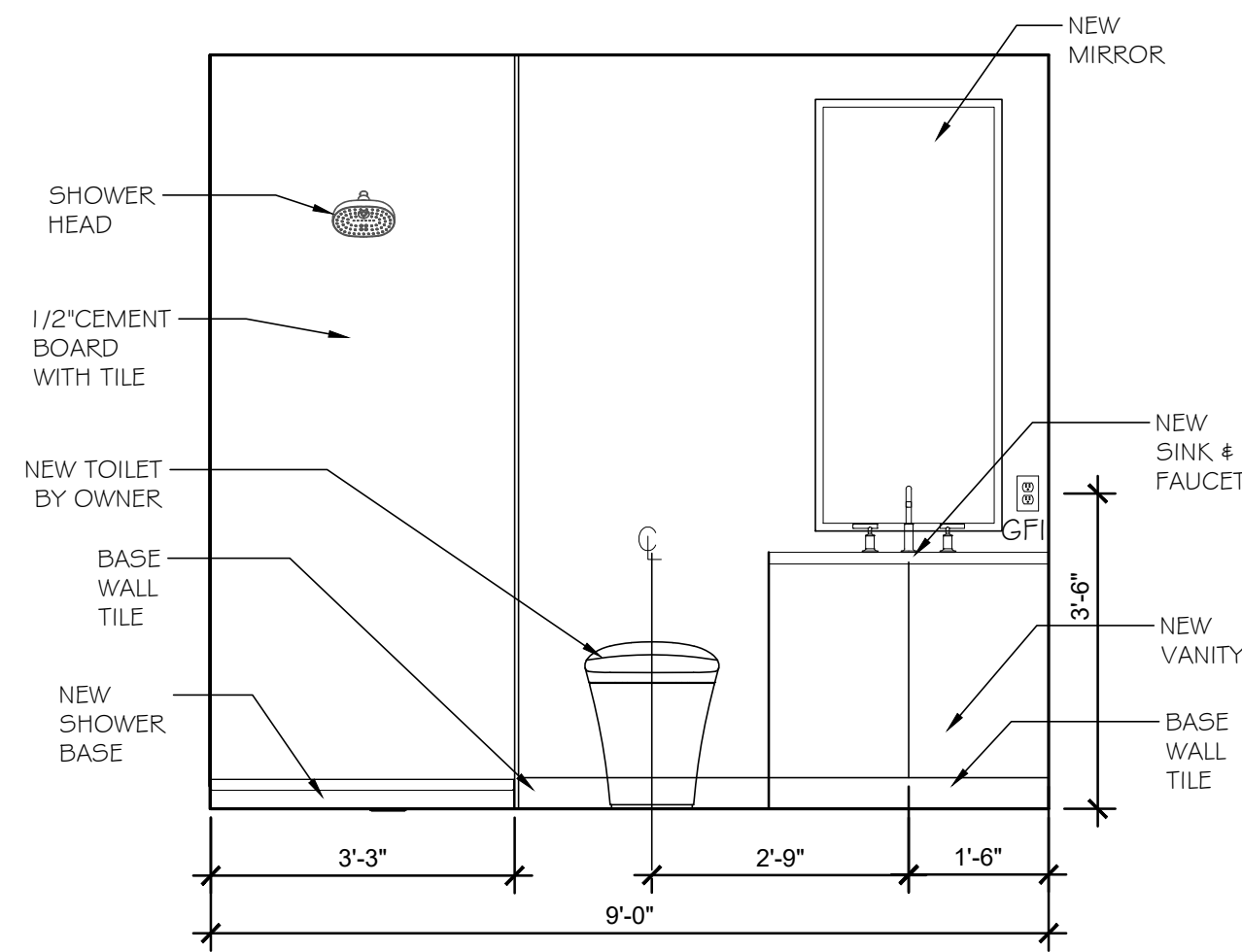
3 BASEMENT BATHROOM PLAN
SCALE: 1/2" = 1'-0"

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

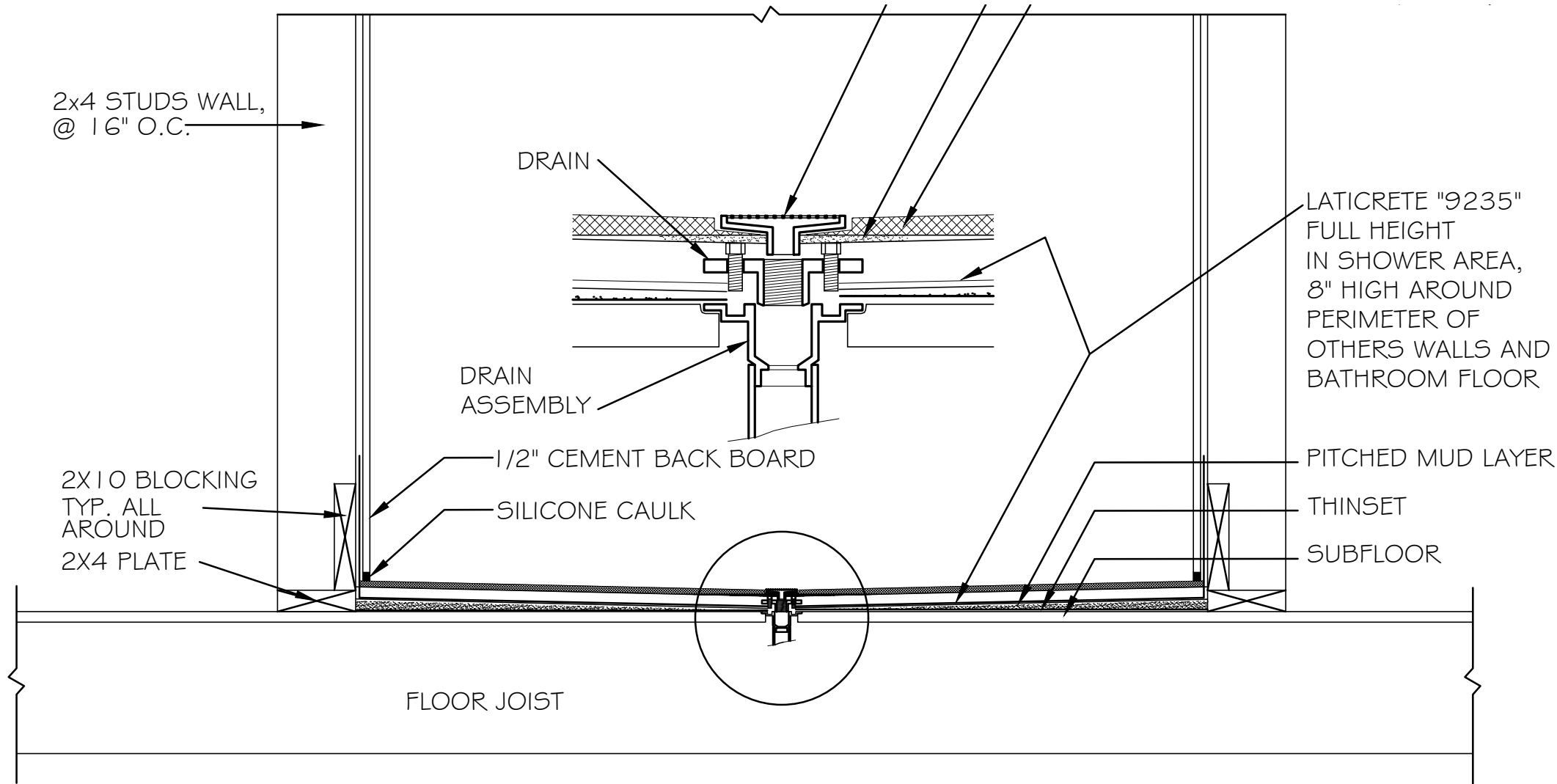
NOTE:
ALL FIXTURES BY OWNER



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



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



7 SHOWER DETAIL
SCALE: NTS

NO.	REVISION	DATE

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PROJECT TITLE

64 HICKORY HILL ROAD,
EASTCHESTER
NY 10709

DRAWING TITLE

KITCHEN
AND BATHROOMS
PLANS AND ELEVATIONS,
PLUMBING DIAGRAM

PROFESSIONAL SEAL

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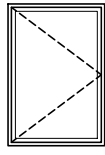
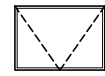
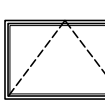
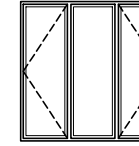

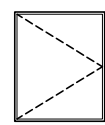
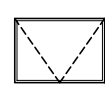
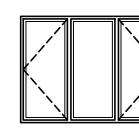
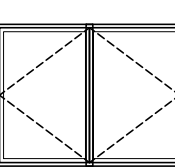
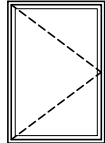
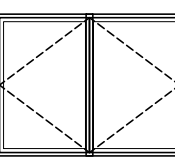
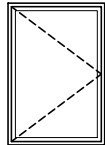
ZONING BOARD REVIEW 4-28-2024

DRAWING NO. REV. DATE: #

FINISH SCHEDULE				
ROOM NAME AND NUMBER	WALL	FLOOR AND BASE	CEILING	COMMENTS
BASEMENT				
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	
FIRST LEVEL				
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
SECOND LEVEL				
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	
THIRD LEVEL				
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	
ATTIC				
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	

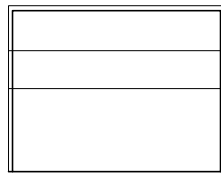

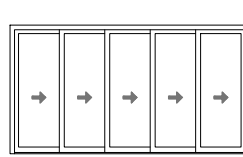










NOTES:

- 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

WINDOW SCHEDULE					
WINDOW KEY	WINDOW TYPE	MANUF.	CATALOG NUMBER	ROUGH OPENING	REMARKS
<div>101</div> 	CASEMENT VENTING	ANDERSEN E-SERIES	EMERGENCY EGRESS, OPENING TO BE SIZED FOR NEW WINDOW	2'-6" x 4'-0" X 3'-0"	
<div>102</div> <div>202</div> 	AWNING/ HOPPER	ANDERSEN E-SERIES	EMERGENCY EGRESS, OPENING TO BE SIZED FOR NEW WINDOW	4'-6" x 2'-0" X 5'-6"	TEMPERED GLASS CATEGORY II BATHROOMS
<div>103</div> 	FLIP OUT	FLIP OUT WINDOWS	FLIP OUT	84" X 42" X 3'-6"	3/4" DUAL PANEL TEMPERED LOW E WITH ARGON GAS, KITCHEN
<div>104</div> 	CASEMENT VENTING	ANDERSEN E-SERIES	TW210410	6'-0" x 7'-6"	TEMPERED LOW E WITH ARGON GAS,
<div>105</div> 	CASEMENT VENTING	ANDERSEN E-SERIES	TW210410	6'-0" x 7'-6"	TEMPERED LOW E WITH ARGON GAS,
<div>106</div> 	CASEMENT VENTING	ANDERSEN E-SERIES		2'-4" x 4'-4" X 2'-6"	EMERGENCY EGRESS, OPENING TO BE SIZED FOR NEW WINDOW BASEMENT
<div>107</div> 	AWNING/ HOPPER	ANDERSEN E-SERIES		2'-10" x 2'-0" X 3'-0"	
<div>201</div> 	CASEMENT VENTING	ANDERSEN E-SERIES	3	6'-6" x 4'-0" X 2'-6"	EMERGENCY EGRESS BEDROOM
<div>203</div> 	CASEMENT VENTING	ANDERSEN E-SERIES	A	(2) 3'-0" x 4'-0" X 2'-6"	
<div>205</div> <div>301</div> 	CASEMENT VENTING	ANDERSEN E-SERIES		3'-0" x 4'-0" X 2'-6"	EMERGENCY EGRESS BEDROOM AND ATTIC
<div>204</div> 	CASEMENT VENTING	ANDERSEN E-SERIES	A	(2) 2'-8" x 4'-0" X 2'-6"	
<div>205</div> 	CASEMENT VENTING	ANDERSEN E-SERIES		2'-6" x 6'-0" X 1'-6"	EMERGENCY EGRESS BEDROOM

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
<div>101</div> 	OVERHEAD GARAGE DOOR	CLOPAY AVANTE SLEEK OR APPROVED EQUAL 'STERLING' BY CHIOHD	AVANTE SLEEK	12'-0" X 7'-0" 6.5 R-VALUE INSULATED	HEADER- W 6X16 BEAM
<div>102</div> 	FRONT ENTRY DOOR	ANDERSEN	'COASTAL PIVOT' WOOD	15'-0" X 7'-6"	6 R-VALUE
<div>103</div> 	FRONT PORCH DOOR	ANDERSEN	BIG DOORS COLLECTION, MULTIGUIDE, 5 PANELS POCKET CONTEMPORARY	3'-0"X 6'-8"	
<div>104</div> 	REAR PORCH DOOR	ANDERSEN	BIG DOORS COLLECTION, MULTIGUIDE, SINGLE PANEL POCKET CONTEMPORARY	3'-0"X 6'-8"	
<div>105</div> <div>203</div> 	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
<div>106</div> <div>201</div> 	COAT CLOSET		WOOD PIVOT DOUBLE DOORS	4'-0"X 6'-8"	
<div>107</div> 	MECHANICAL ROOM		HOLLOW METAL DOUBLE DOORS WITH LOUVERS	5'-0"X 6'-8" VERIFY IN FIELD	HOLLOW METAL DOOR , "B" LABELED WITH SELF CLOSING HINGES
<div>108</div> 	BATHROOM		400 SERIES FRENCHWOOD DOOR, COLONIAL	2'-6"X 6'-8"	HARDWARE FOR PRIVACY BED/BATH DOOR HANDLE BY SCHLAGE OR APPROVED EQUAL
<div>109</div> 	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
<div>202</div> 	BEDROOM		WOOD HINGED DOOR	2'-6"X 6'-8"	HARDWARE FOR PRIVACY BED/BATH DOOR HANDLE BY SCHLAGE OR APPROVED EQUAL
<div>204</div> 	WALK-IN CLOSET		WOOD POCKET	2'-6"X 6'-8"	
<div>205</div> 	BATHROOM		WOOD HINGED DOOR	2'-6"X 6'-8"	HARDWARE FOR PRIVACY BED/BATH DOOR HANDLE BY SCHLAGE OR APPROVED EQUAL
<div>206</div> 	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 PENETRATION U-FACTOR TO BE 0.70 MAXIMUM GLAZED PENETRATION SHGC-FACTOR TO BE 0.70 MAXIMUM

NO.	REVISION	DATE
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PROJECT TITLE

64 HICKORY HILL ROAD,
EASTCHESTER
NY 10709

DRAWING TITLE

FINISH, DOOR, WINDOW
SCHEDULES

PROFESSIONAL SEAL

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

JOSEPH FERNANDEZ, C.E.O.
NY0055985

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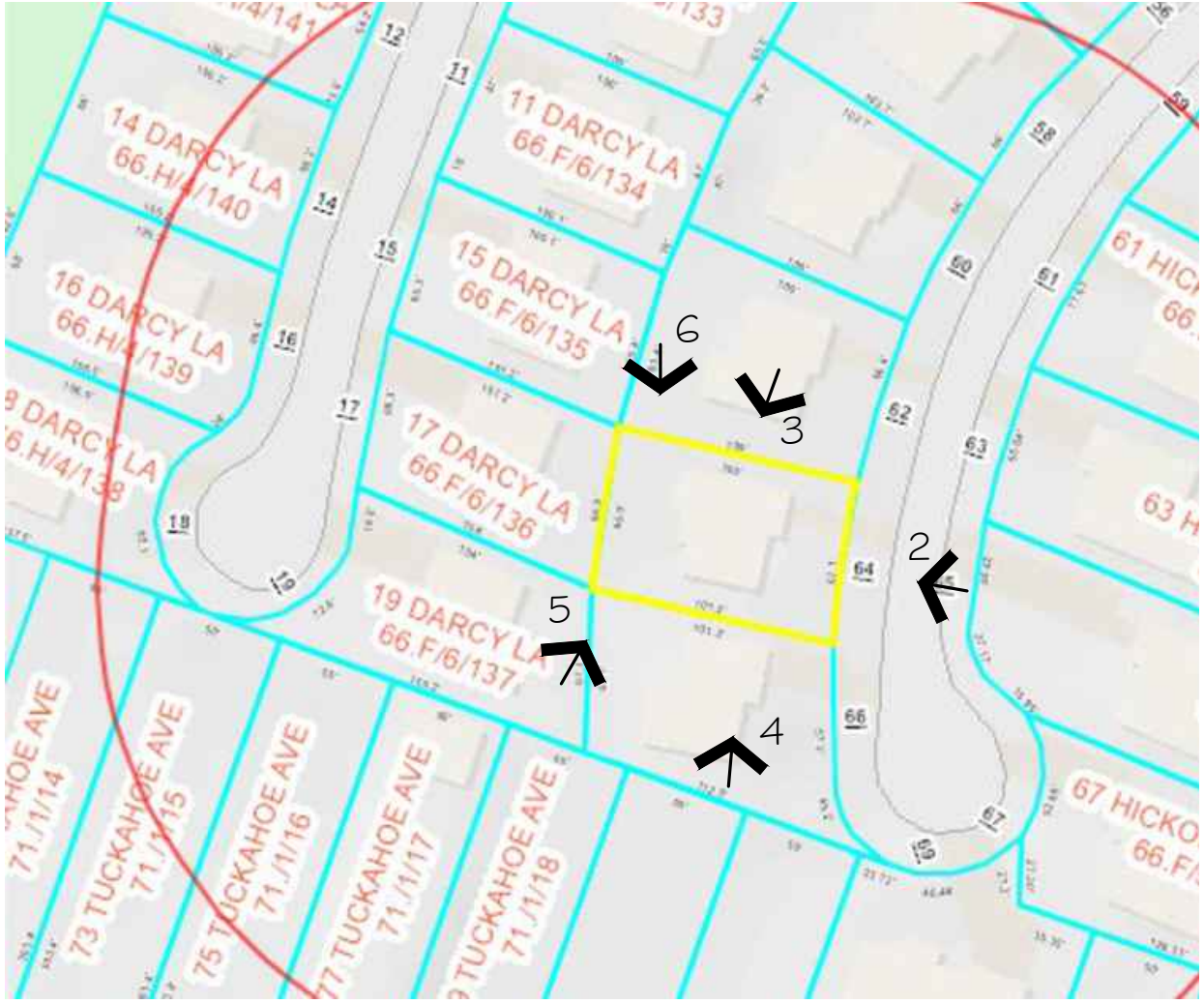
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ZONING BOARD REVIEW	4-28-2024	
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A-9	REV. NO.	A R R A N G E M E N T



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.

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64 HICKORY HILL ROAD,
EASTCHESTER
NY 10709

DRAWING TITLE

COLOR PHOTOGRAPHS
OF THE PROJECT

PROFESSIONAL SEAL	
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A-10	REV. NO.

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



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



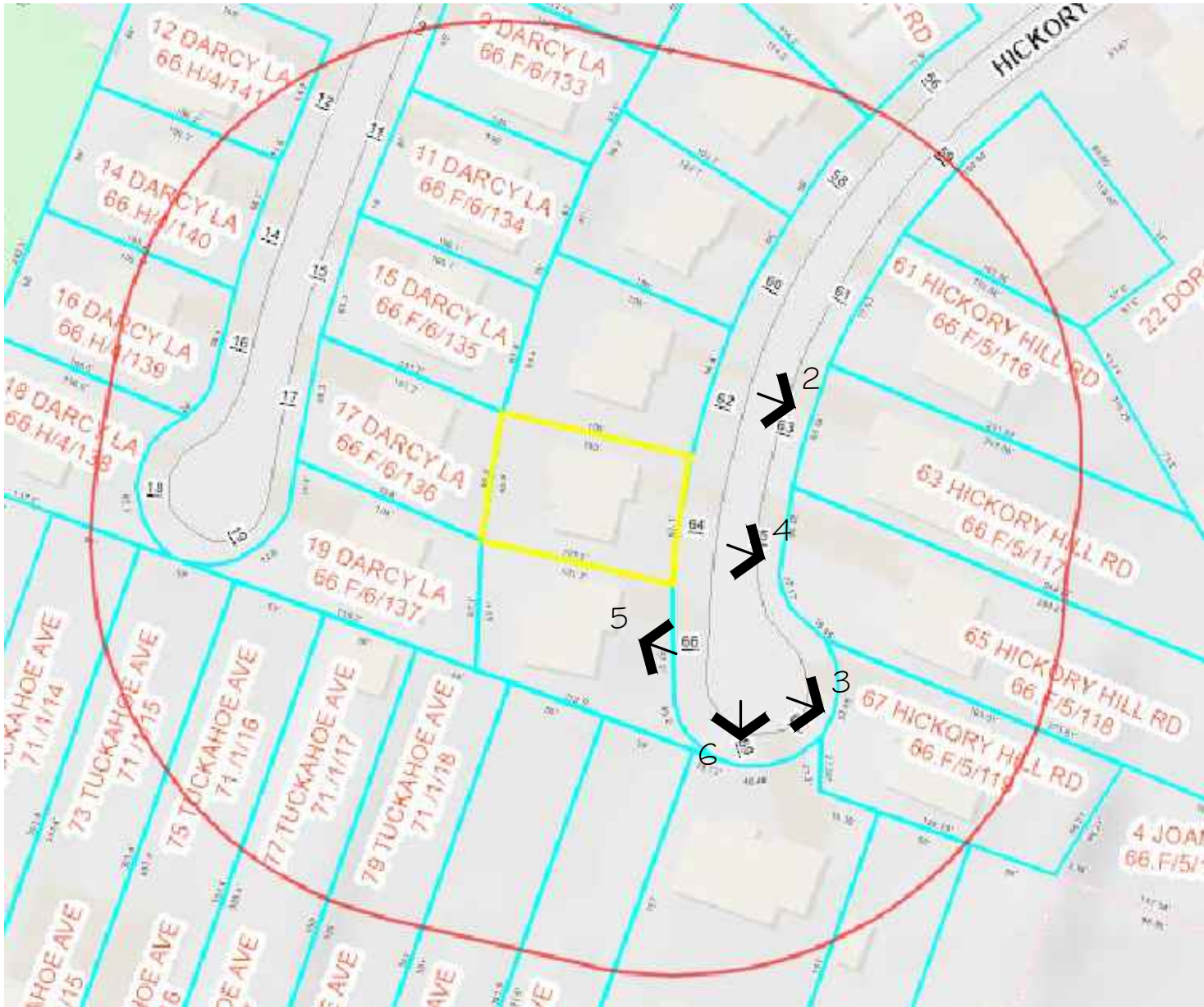
4 65 Hickory Hill
SCALE: N.T.S.



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



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



1 KEY PLAN
SCALE: N.T.S.

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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-111		

A P P L I C A T I O N