Project Goose
Application to the Architectural Review Board
June 2022

Contents

1. Narrative

Overview

We are pleased to present Project Goose (the "Project"), a meaningful repositioning of 11 Tompkins Court in Upper Nyack that dramatically enhances the property's aesthetics, environment, and safety. The Project team appreciates the feedback it has received since October 2021 and has incorporated those comments in the following pages. It is noteworthy that the Applicants previewed this Project with its Homeowners Association on April 4, 2022 and in doing so received no comments (Section 8b). In discussion with the HOA, unanimous enthusiasm for the project included appreciated investment in the neighborhood, desire to meaningfully improve existing and deteriorating conditions, and enhancements to property value.

Background

11 Tompkins Court, Tax Lot 60.14-1-12.7 ("Lot 7") on the Town of Clarkstown tax maps, sits proximate to the Hudson River having a net lot area of 36,108 square feet[1] in the R-30 zoning district. Lot 7 is located in the Rose Subdivision, an average density subdivision that established unique bulk requirements for these lots in 1999 (Sections 9a and 5a). The existing dwelling is a traditional, white, two-story single-family house covering 3,293 square feet (9.1%) of Lot 7. Additional structural improvements include a driveway, pool, multiple patios, and walkways with Development Coverage of 11,684 square feet (32.4%), all of which is Impervious Surface Coverage. See Existing Coverage Map, Section 3a.

Repositioning Tenets

We believe our four Project tenets are consistent with The Village of Upper Nyack's Comprehensive Plan of 2021.

1. Substantially improve the overall design aesthetic of the dwelling
2. Improve environmental and safety conditions of the property
3. Beautify the landscape
4. Limit incremental development coverage

Key Project Elements

Barnes Coy and Laguardia Design Group have partnered to deliver a modern, artistic approach to the natural beauty typified by Upper Nyack.

> *Starting with the premise that architecture begins with the site, the theme of the project at 11 Tompkins Court in Upper Nyack is to transform the ordinary existing structure into an architecturally distinguished house, worthy of this extraordinary site.*
>
> *The principal characteristic of the design envisions a complete replacement of the East facade (facing the river), with a glass curtainwall articulated to take advantage of views of the riverscape to the north, east, and south.*
>
> *The other major design intervention is to replace the swimming pool with a longer, slimmer pool which will define the entire width of the terrace from north to south. The pool will feature a zero edge on the river side, creating a visual illusion of the pool water flowing into the river. The pool terrace design also foresees a 2-0" retreat from the river of the terrace and pool retaining wall, as well as replacing the blank white wall below the pool with a glass wall.* ***– Barnes Coy Architects***

[1] Lot 7 area is comprised of 36,108 square feet of Dry Land and 61,522 square feet of Land Underwater. Lot 7 is a part of an average density subdivision as filed 7/9/1999 on Map 7279, Book 120 Page 11 (Section 9a). The subdivision includes a conveyance of the lands underwater via a Letters Patent dated July 23, 1873, recorded in Book 42 of Patents at page 297 which conveyed the 6.099-acre parcel of land (as well as others) to Mr. Voorhis (Section 9a). The Office of General Services has affirmed that the New York State has no interest in the lands under water and that they were legally and appropriately conveyed for the purposes of commerce or the beneficial enjoyment to the landowner.

The landscape design for 11 Tompkins Court is aesthetically pleasing, while also ecologically appropriate.

The proposed design reestablishes a connection between the property and its greater environmental context.

The clean lines of the architecture are echoed in the layout of the key landscape spaces.

The edges of the proposed home are softened by lush plantings, blurring the edges between site and structure.

Native plantings will be used throughout the site to provide habitat for local wildlife.

Biofiltration rain gardens will capture and filter site runoff as it recharges into the surrounding watershed.

The result of this holistic landscape design is a project that enhances both the aesthetics and ecological qualities of the site and surrounding area. ***– Laguardia Design Group***

Driveway

- Install an automated gate at entrance of driveway
- Replace the existing non-permeable driveway with a NYSDEC compliant permeable surface[2]

Front Yard

- Meaningfully increase tree and shrub plantings in the front yard to provide a buffer between the house and the driveway
- New koi pond with floating pavers leading to the front door
- Area to support geothermal wells

Roof

- Replace existing composite roof with a black standing seam zinc roof

Western (Front) Elevation

- Enhancements to front elevation are sophisticated yet understated without meaningful height changes so as not to disrupt neighborly views
- Refresh façade with dark, sustainably sourced, shou-sugi-ban cladding and larger windows facing the driveway
- Enhance presence of entryway with a glass and steel butterfly-shaped canopy
- Increase garage capacity from two cars to four cars utilizing a mechanical car lift. Maximum height of dwelling in this area increases two and a half feet.

Northern (Side) Elevation

- Predominately cosmetic changes increasing quantum of windows

Eastern (Rear) Lower Level Elevation

- Northern two-thirds of floor plan extended East by an average of 8 feet and walls and windows replaced with a glass curtain wall
- Southern third of floor plan extended East by 14 feet on the lower level over existing patio and 18 feet on the upper level and includes mostly floor to ceiling windows
- DRPILLA has been retained to calculate and verify the structural adequacy of the (i) glass curtainwall and (ii) glass roof against snow, ice, wind, water, and tectonics

[2] NYDEC website (https://www.dec.ny.gov/docs/water_pdf/swdm2015chptr05.pdf).

Eastern (Rear) Basement Elevation

- Maximizes dwelling improvements while minimizing incremental development coverage through creative buildout under existing pool deck coverage
- Pool deck moved inland a few feet
- Existing southern stairwell replaced and refreshed with a modernized stairwell
- A finished concrete palate used to soften existing white pool wall color and provide a more natural aesthetic
- DRPILLA has been retained to calculate and verify the structural adequacy of the window framing against wind, water, and tectonics

Southern (Side) Elevation

- Additional windows and recladding

Pool Deck Area

- Replacement of in-ground pool with infinity-edge pool
- Inclusion of planters behind deck chairs
- New York State compliant safety fences will be installed around the property

Southern Garden Outside Offices

- Bird and sculpture garden
- Area enclosed by boxwoods
- Specimen tree underneath which bird feeds and a bird bath
- Area remains flat and supported by a retaining wall that improves upon the existing retaining wall's coloration

Northern Yard

- Natural pathway with steppingstones
- Replanting most of area
- Bioswale created to address 800 square feet of existing drainage issues (Section 2c)
- Creation of a Cat Garden to facilitate outdoor interaction of the Applicant's indoor housecats

Northeastern Erosion Area

- Steep slope stabilization and erosion mitigation through vegetative plantings and terraces (Section 2c)
- Nearly 1,300 square feet remediated
- Retaining walls will be no more than six feet and are intended to be complimentary with surroundings
- Existing slopes, as mentioned in the Zoning Summary, are not original to the landscape

Southern Yard

- Bioswale created to address existing drainage issue (Section 2c) - approximately 1,100 square feet of steep slopes improved
- Terraced al fresco dining area next to pool steps improves drainage and site stability - nearly 900 square feet of steep slopes remediated
- Rock retaining wall and patio replaced with stairs from driveway
- Installation of backup generator where existing pool equipment is located resulting in a smaller footprint in this area

Upper Level Floorplan

- Guest bathroom added
- Laundry and mud room expanded
- Bedrooms slightly enlarged

- Installation of an elevator
- Replace straight staircase with a spiral staircase

Lower Level Floorplan

- Open kitchen, living room, dining room floor plan
- Smaller spiral staircase installed to provide access to basement
- Fireplace moved to center of smaller spiral staircase
- Adds two offices
- Kitchen expands
- Existing areas replaced by a library
- Powder room moved
- Existing room replaced with cabana bathroom
- Mechanicals moved

Basement Floorplan

- Entire area built out under existing pool infrastructure, no new development coverage
- New recreation floor to include entertainment area, gym, sauna, bathroom, and massage room
    - Most of this area remains mostly subterranean
- Additional areas built out to include storage rooms and contain pool equipment
    - All of these ceiling heights to be not more than seven feet
- DRPILLA has been retained to calculate and verify the structural adequacy against weight, wind, water, and tectonics
- The Basement elevation targeted at a minimum elevation greater than 9.1 feet (100-year flood plain plus 2.1 feet)

Tree Removal and Replanting Plan

- LaGuardia Design Group has created a comprehensive tree removal and replanting plan in connection with this Project
- Generally, tree removal of any significance is expected to be limited to site improvement or to facilitate construction activities. Indication of tree retention and removal is contained in Section 7.
- Site replanting and restoral activities will be extensive and more abundant than existing conditions. An indicative list and quantum of trees, shrubs, grasses, and vines is contained in Section 7.

Lighting Plan

- Site lighting predominately limited to path lighting and stairwell lighting. See Section 7.
- The proposed electrical plan is developed in compliance with general lighting standards and “dark sky” criteria as described in Section 6.6.1 of the zoning code.

Thank you in advance for your time and consideration. We look forward to the comments of this Board and those of the public.

2. ARB Application

VILLAGE OF UPPER NYACK
ARCHITECTURAL REVIEW BOARD

PLANNING BOARD RECOMMENDATION FORM

[ONLY REQUIRED FOR APPLICATIONS REFERRED BY THE PLANNING BOARD]

PART 1: TO BE COMPLETED BY THE APPLICANT

Applicant Name: Soraya Scroggins & Adam Budgor

Property Address: 11 Tompkins Court, Upper Nyack, 10960

Description of the Proposed Action:

Residential renovation of existing dwelling with site landscaping and pool renovation on a property improved with an existing single-family residence located in the R-30 district.

Architectural Plans:

Plan Title and Number	Prepared By	Dated	Last Revised
Project Goose	Barnes Coy	6/27/2022	

Please adds additional pages if more space is necessary to list plans.

PART 2: TO BE COMPLETED BY THE BOARD

Public Hearing Date: _____

ARB Recommendation to the Planning Board [Check One]:

____Recommend Approval of the Application with the Following Conditions:

1. Compliance with the Architectural Plans Listed Above.
2. Compliance with the finish schedule attached hereto.
3. Additional Conditions:

_____

_____

_____

_____

v.3 9-7-21 (Revised for LL 7-2021)

_____ Deny the Application for the following reasons (See LL 7 of 2021, § 3.6.1):

____ Does not meet the planning goals outlined in the Village Comprehensive Plan or fails to preserve and enhance the distinctive character of the Village.

_____ Is not compatible with the size, height, mass or style of buildings located on contiguous properties.

_____ Conflicts with the intent and purpose of Local Law 7 of 2021.

_____The proposed structure or building is excessively similar to other structures or buildings existing or for which a permit has been issued on the Property or on any Property within 200 feet of the subject Property.

_____The proposed structure or building is excessively dissimilar or inappropriate in appearance or design when compared with other structures or buildings existing or for which a permit has been issued on the Property or on any Property within 200 feet of the subject Property.

ARB Vote: _____

Dated: _____

Very Truly Yours.

_____
Michael Williams, Chairman

Attachment
cc: ARB File
Code Enforcement Official

v.3 9-7-21 (Revised for LL 7-2021)

3. Subdivision, Dwelling, and Landscape Photos

3a. Rose Subdivision from the Hudson River

3b. Existing Dwelling Aesthetics

Western view, front

Southeastern view, rear

Northeastern view, rear

Eastern view, rear

3c. Existing Unmaintained Landscape and Drainage Issues

Erosion area on Hudson River

~1,300 sq. ft. – >40% slope

Drainage issue, southern side

~1,100 sq. ft. – 15 to 24% slope

Drainage issue, northern side

~800 sq. ft. – 15 to 40% slope

4. Renderings

RENDERING | PROPOSED FRONT ENTRY

RENDERING FROM SOUTHEAST

RENDERING FROM NORTHEAST

INTERIOR RENDERING | VIEW LOOKING EAST

INTERIOR RENDERING | VIEW LOOKING EAST

5. ARB Finish Schedule

ARCHITECTURAL REVIEW BOARD

EXTERIOR FINISH SCHEDULE

PROJECT NAME: 11 TOMPKINS RESIDENCE_PROJECT PHOENIX

DATE: 2022 MARCH 03

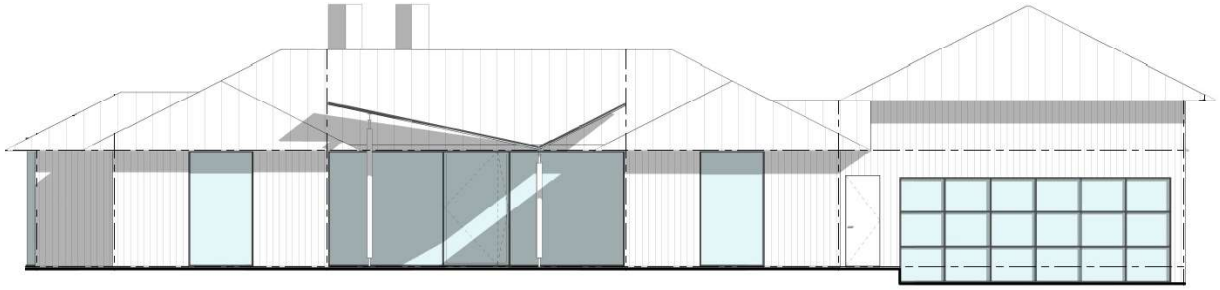
Element	Materials	Finish	Manufacturer (Mfg)	Mfg Style Name/#	Mfg Color Name/#
Foundation	CONCRETE	8" HORIZONTAL PLANK BOARD-FORMED CONCRETE	POURED IN PLACE	N/A	GREY
Front Porch	PORCELAIN PAVERS	STRATO 2CM	DEKTON	DEK-ANANKÉ	STRATO 2CM
Railings	GLASS	1/2" CLEAR STARPHIRE TEMPERED GLASS	N/A	N/A	N/A
Siding	VERTICAL SHOU SUGI BAN WOOD	KEBONY: SVERTE	reSAWN TIMBER CO.	KEBONY: SVERTE	KEBONY: SVERTE
Window Shutters	N/A				
Trim	N/A				
Decking	PORCELAIN PAVERS OVER PEDESTALS	STRATO 2CM	DEKTON	DEK-ANANKÉ	STRATO 2CM
Garage Doors	TEMPERED GLASS W/ ALUMINUM FRAME	SANDBLASTED GLASS W/ MATTE BLACK ALUMINUM FRAME	SCHWEISS	HYDRAULIC DOOR	N/A
Fascia	N/A				
Gutters	ZINC INTEGRATED GUTTERS	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Louvers	N/A				
Roofing	STANDING SEAM ZINC	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Chimney	ZINC	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Stack Vents	ALUMINUM	TO MATCH RHEINZINK ROOF			TO MATCH RHEINZINK ROOF
Retaining Walls	CONCRETE	8" HORIZONTAL PLANK BOARD-FORMED CONCRETE	POURED IN PLACE	N/A	GREY


EXTERIOR PORCELAIN PAVERS
CM2 NEXT GREY
SHOU SUGI BAN VERTICAL WOOD SIDING
reSAWN TIMBER COMPANY | SVERTE KEBONY
STANDING SEAM ZINC ROOF
RHEINZINK | GRANUM BASALTE
BARNES
COY
ARCHITECTS
11 TOMPKINS COURT RESIDENCE
MATERIAL BOARD

5. REScheck

IECC2018 / NYSECCC2020

Projected REScheck Compliance Report



Project:
11 Tompkins Court
Nyack, NY

Signature: _____
Michael Hicks Date: 5/13/22
RESNET Certified HERS Rater
ICC Certified Plans Examiner
ICC Certified Energy Inspector
ACCA Certified HVAC Design

Energy Efficiency Consultants, L.L.C.

ICC Certified IECC/HERS Compliance Specialist

5/13/2022
Energy Efficiency Consultants
Mike Hicks
MHicks.EEC@GMail.com
845-271-9385

Generated by RES*check-Web* Software

Compliance Certificate

PROJECTED COMPLIANCE

Project 11 Tompkins Court

Energy Code:	**2018 IECC**
Location:	**Nyack, New York**
Construction Type:	**Single-family**
Project Type:	**Addition & Alterations**
Climate Zone:	**5 (5199 HDD)**
Permit Date:	
Permit Number:	

Construction Site:
11 Tompkins Court
Nyack, NY 10960

Owner/Agent:
11 Tompkins Court
Nyack, NY 10960

Designer/Contractor:
Michael Hicks
Energy Efficiency Consultants
10 Carlann Ln
Valley Cottage, NY 10989
8452719385
MHicks.eec@gmail.com

Compliance: Passes using UA trade-off

Compliance: **2.5% Better Than Code** Maximum UA: **1422** Your UA: **1387**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceilings: Flat Ceiling or Scissor Truss	6,500	49.0	0.0	0.026	0.026	169	169
Exterior Walls: Wood Frame, 16" o.c.	5,340	21.0	0.0	0.057	0.060	170	179
Doors: Solid Door (under 50% glazing)	60			0.300	0.300	18	18
Glass Doors: Glass Door (over 50% glazing)	515			0.300	0.300	155	155
Windows: Metal Frame w/ Thermal Break	1,780			0.300	0.300	534	534
Concrete Walls, Interior Framed: Solid Concrete or Masonry	3,400	21.0	0.0	0.056	0.065	162	188
Doors: Solid Door (under 50% glazing)	20			0.300	0.300	6	6
Glass Doors: Glass Door (over 50% glazing)	230			0.300	0.300	69	69
Windows: Metal Frame w/ Thermal Break	255			0.300	0.300	77	77
Floors Over Unconditioned Space: All-Wood Joist/Truss	570	30.0	0.0	0.033	0.033	19	19
Floors Over Ambient: All-Wood Joist/Truss	255	30.0	0.0	0.033	0.033	8	8
Slab on Grade: Slab-On-Grade (Unheated) Insulation depth: 2.0'	120		10.0	0.700	0.700	0	0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in RES*check* Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Michael Hicks		5/13/2022
Name - Title	Signature	Date

Project Notes:

The structure as outlined above is projected to meet or exceed all 2020 Energy Conservation Construction Code of New York State Requirements.

PROJECTED COMPLIANCE

Inspection Checklist

Energy Code: 2018 IECC

Requirements: 100.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
103.1, 103.2, 403.7 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
302.1, 403.7 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. *To be provided by the HVAC contractor.

Additional Comments/Assumptions:

PROJECTED COMPLIANCE

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1][1]	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.2 [FO3][1]	Slab edge insulation depth/length.	____ ft	____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2.1 [FO11][2]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.9 [FO12][2]	Snow- and ice-melting system controls installed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

PROJECTED COMPLIANCE

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1][1]	Door U-factor.	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.1 [FR23][1]	Air barrier and thermal barrier installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.3 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.1 [FR12][1]	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated >= R-6 for diameter >= 3 inches and R-4.2 for < 3 inches in diameter.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.2 [FR13][1]	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.5 [FR15][3]	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.4 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.4.1 [FR24][1]	Protection of insulation on HVAC piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.3 [FR18][2]	Hot water pipes are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1.1, 402.2.6 [IN1][1]	Floor insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2, 402.2.8 [IN2][1]	Floor insulation installed per manufacturer's instructions and in substantial contact with the underside of the subfloor, or floor framing cavity insulation is in contact with the top side of sheathing, or continuous insulation is installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.1.1, 402.2.5, 402.2.6 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-____ ☐ Wood ☐ Mass ☐ Steel	R-____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1][1]	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.3 [FI22][2]	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.2.4 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
402.4.1.2 [FI17][1]	Blower door test @ 50 Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.3 [FI27][1]	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.4 [FI4][1]	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.2.1 [FI24][1]	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.1.1 [FI9][2]	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.1.2 [FI10][2]	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25][2]	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.1.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.2 [FI26][2]	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1.1 [FI28][2]	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1.2 [FI29][2]	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.2 [FI30][2]	Demand recirculation water systems have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to <= 104ºF.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.4 [FI31][2]	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.1 [FI6][1]	90% or more of permanent fixtures have high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.1.1 [FI23][3]	Fuel gas lighting systems have no continuous pilot light.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
401.3 [FI7][2]	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating systems have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

PROJECTED COMPLIANCE

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

6. Architecture, Engineering, and Landscape

GENERAL UTILITY INFORMATION

A1.0	COVER SHEET
A1.1	GENERAL INFO
A1.2	GENERAL INFO

SITE PLAN

A2.0	SITE PLAN

FLOOR PLANS

A3.0	PROPOSED BASEMENT FLOOR PLAN
A3.1	PROPOSED LOWER LEVEL FLOOR PLAN
A3.2	PROPOSED UPPER LEVEL FLOOR PLAN
A3.3	PROPOSED ROOF PLAN
A3.4	LOWER LEVEL FLOOR PLAN EXISTING / PROPOSED
A3.5	UPPER LEVEL FLOOR PLAN EXISTING / PROPOSED

ELEVATIONS

A4.0	PROPOSED NORTH + WEST EXTERIOR ELEVATIONS
A4.1	PROPOSED EAST ELEVATION
A4.2	PROPOSED SOUTH ELEVATION

SECTIONS

A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS

WINDOW SCHEDULE

A8.0	WINDOW SCHEDULE
A8.1	WINDOW SCHEDULE
A8.2	WINDOW SCHEDULE
A8.3	WINDOW SCHEDULE
A8.4	WINDOW SCHEDULE
A8.5	WINDOW SCHEDULE

RENDERINGS

R1.0	ARCHITECTURAL FRONT ENTRY RENDERING
R2.0	ARCHITECTURAL RENDERING FROM NORTHEAST
R3.0	ARCHITECTURAL RENDERING FROM SOUTHEAST
R4.0	ARCHITECTURAL INTERIOR RENDERINGS
R5.0	IMAGES EXISTING / PROPOSED

LANDSCAPE DRAWINGS

L2.1	TREE REMOVAL PLAN
L5.1	PLANTING PLAN
L6.1	ELECTRICAL PLAN
L7.1	LANDSCAPE RENDERING FROM NORTHEAST
L7.2	LANDSCAPE RENDERING FROM THE SOUTHEAST
L7.3	LANDSCAPE RENDERING OF THE FRONT ENTRY

SITE ENGINEERING DRAWINGS

SI-1	TITLE SHEET
SI-2	SITE PLAN
SI-3	EXISTING CONDITIONS AND DEMOLITION PLAN
SI-4	GRADING AND DRAINAGE PLAN
SI-5	EROSION AND SEDIMENT CONTROL PLAN
SI-6	CONSTRUCTION DETAILS

STRUCTURAL DRAWINGS

S-001.00	TITLE SHEET
S-002.00	GENERAL NOTES
S-101.00	LOWER LEVEL FRAMING PLAN
S-100.00	FOUNDATION PLAN
S-102.00	UPPER LEVEL FRAMING PLAN
S-103.00	ATTIC FRAMING PLAN
S-104.00	ROOF FRAMING PLAN
S-200.00	FOUNDATION DETAILS
S-300.00	STEEL DETAILS
S-400.00	WOOD DETAILS

11 TOMPKINS COURT RESIDENCE
NYACK, NEW YORK

ARCHITECT

BARNES COY ARCHITECTS P.C.

1936 MONTAUK HIGHWAY
POST OFFICE BOX 763
BRIDGEHAMPTON, NY 11932
631 537 3555 (4456 fax)

STRUCTURAL ENGINEER

DOMINICK R. PILLA ASSOCIATES, PC

143 MAIN STREET
NYACK, NY 10960
845 727 7793 (6377 fax)

LANDSCAPE ARCHITECT

LAGUARDIA DESIGN GROUP

POST OFFICE BOX 268
WATER MILL, NY 11976
631 726 1403

SURVEYOR

JAY A. GREENWELL, PLS, LLC

34 WAYNE AVENUE
SUFFERN, NY 10901
845 357 0830

CIVIL ENGINEER

BROOKER ENGINEERING, PLLC

74 LAFAYETTE AVENUE, SUIT 501
SUFFERN, NY 10901
T: 845 357 4411
F: 845 357 1896

REGISTERED ARCHITECT
WARREN FORMER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES COY ARCHITECTS

11 TOMPKINS COURT RESIDENCE

NYACK, NEW YORK

COVER SHEET

A1.0

2022 JUNE 24

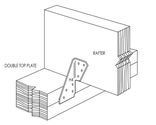
SYMBOL LEGEND

DRAWING SYMBOL SCHEUDLE

- 1 / A.5 — BUILDING SECTION, REFRENCE DRAWING NUMBER
- 1 / A.4 — INTERIOR ELEVATION OR ELEVATION, REFRENCE DRAWING NUMBER
- 1 / A.5 — DETAIL REFERENCE DRAWING NUMBER
- 101 Room name — ROOM NAME- NUMBER
- Name / Elevation — LEVEL LINE, CONTROL POINT OR DATUM
- 1t — WINDOW TYPE
- 101 — DOOR TYPE
- F21 — WALL TYPE
- RL/GL000 — GLASS/RAILING TYPE
- A1 — MAIN STRUCTURAL GRID LINE
- A1.1 — SUB STRUCTURAL GRID LINE

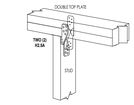
MATERIAL SYMBOL SCHEDULE

- EARTH / COMPACT FILL
- POROUS FILL / GRAVEL
- CONRETE BLOCK
- CAST-PLACE CONCRETE
- WOOD FRAME CONSTRUCTION-(SMALL SCALE)
- WOOD FRAME CONSTRUCTION-(LARGE SCALE)
- FIBERGLASS BATT INSULATION
- EXTERIOR INSULATION
- WOOD-FRAMING, ROUGH LUMBER
- WOOD-BLOCKING
- WOOD-FINISH
- PLYWOOD-(LARGE SCALE)



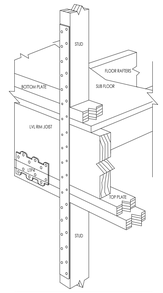
TYPICAL RAFTER - WALL PLATE STRAP CONNECTION

SIMPSON STRONG-TIE MODEL NUMBER:	H4
110 MPH WIND, WOOD SPECIES TO BE DOUGLAS FIR	
FASTENERS: TO RAFTERS: 5-10d x 1 1/2"	
TO PLATES: 5-10d x 1 1/2"	
TO STUDS: NONE	



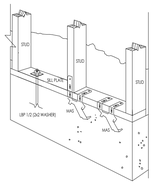
TYPICAL TOP PLATE - STUD STRAP CONNECTION

SIMPSON STRONG-TIE MODEL NUMBER:	2 @ H2.5A
110 MPH WIND, WOOD SPECIES TO BE DOUGLAS FIR	
FASTENERS: STUDS: 8d x 1 1/2"	
USE 10 - 8d X 1 1/2" NAILS @ EA. H2.5A	



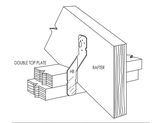
TYPICAL FLOOR - FLOOR STRAP CONNECTION

SIMPSON STRONG-TIE MODEL NUMBER:	CS20 OR LSTA30 W/LPT4
110 MPH WIND, WOOD SPECIES TO BE DOUGLAS FIR	
FASTENERS: CS20:	LSTA30:
STUDS @ 16" o.c.	STUDS @ 16" o.c.
TO STUDS: 6-10d x 1 1/2"	TO STUDS: 6-10d x 1 1/2"



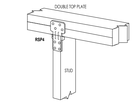
TYPICAL SILL PLATE - FOUNDATION CONNECTION

SIMPSON STRONG-TIE MODEL NUMBER:	HAS AND LRP1/2
110 MPH WIND, WOOD SPECIES TO BE DOUGLAS FIR	
FASTENERS: HAS:	LRP1/2:
LOCATE 3 1/4" o.c.	LOCATE 4.87 o.c.
TO STUDS: 6-10d x 1 1/2"	TO SILL: 2x2 WASHER



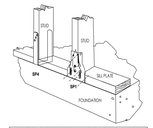
TYPICAL RAFTER - WALL PLATE STRAP CONNECTION

SIMPSON STRONG-TIE MODEL NUMBER:	H8
110 MPH WIND, WOOD SPECIES TO BE DOUGLAS FIR	
FASTENERS: TO RAFTERS: 5-10d x 1 1/2"	
TO PLATES: 5-10d x 1 1/2"	
TO STUDS: NONE	



TYPICAL TOP PLATE - STUD STRAP CONNECTION

SIMPSON STRONG-TIE MODEL NUMBER:	RSP4
110 MPH WIND, WOOD SPECIES TO BE DOUGLAS FIR	
FASTENERS: STUDS: 10 o.c.	
USE 8 - 8d X 1 1/2" NAILS	

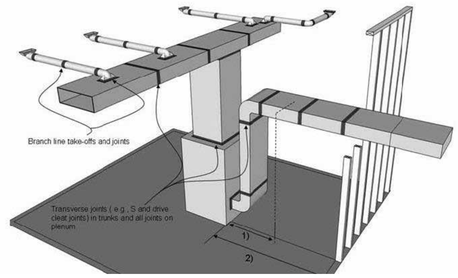


TYPICAL STUD - SILL PLATE STRAP CONNECTION

SIMPSON STRONG-TIE MODEL NUMBER:	SP4 OR SP1
110 MPH WIND, WOOD SPECIES TO BE DOUGLAS FIR	
FASTENERS: SP4:	SP1:
TO PLATES: NONE	TO PLATES: 4-10d
TO STUDS: 6-10d x 1 1/2"	TO STUDS: 6-10d

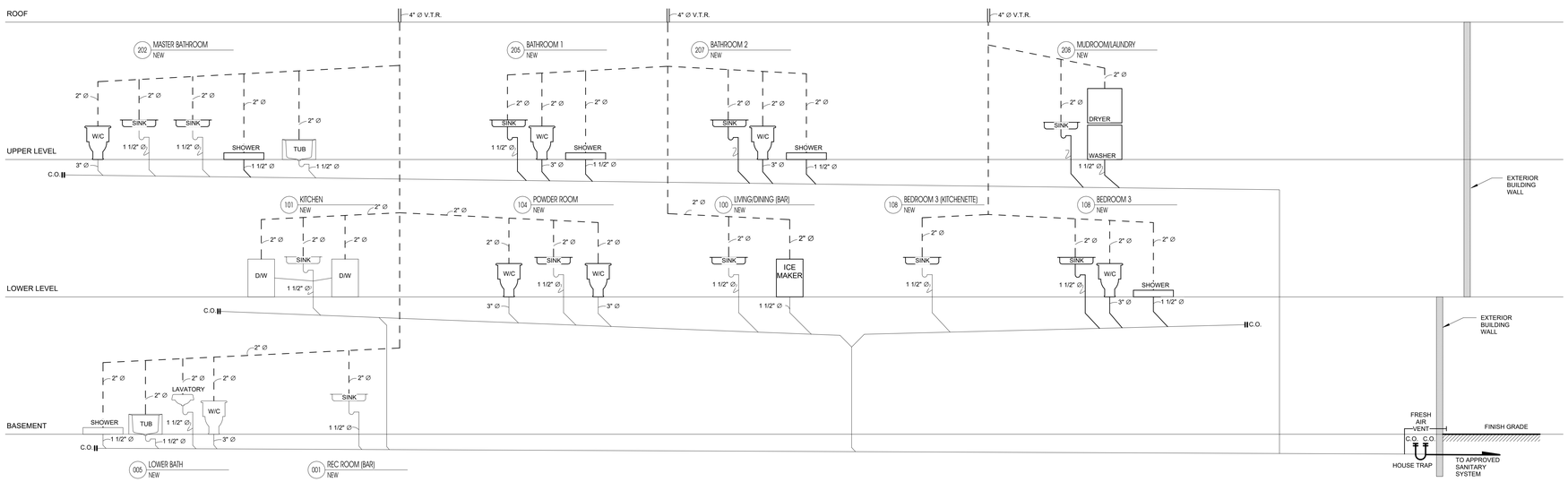
STRAPPING DETAILS

1/2" = 1'-0"



DUCT SEALING DETAIL

3/4" = 1'-0"



PLUMBING RISER DIAGRAM

1/4" = 1'-0"

REGISTERED ARCHITECT — THOMAS FORMER JAMES — 22140 — STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES COY ARCHITECTS

11 TOMPKINS COURT RESIDENCE

NYACK, NEW YORK

GENERAL INFO

A1.1

2022 JUNE 24

IMAGE OF NEIGHBORING HOUSES

ARCHITECTURAL REVIEW BOARD

EXTERIOR FINISH SCHEDULE

PROJECT NAME: 11 TOMPKINS RESIDENCE

DATE: 2022 MARCH 03

Element	Materials	Finish	Manufacturer (Mfg)	Mfg Style Name/#	Mfg Color Name/#
Foundation	CONCRETE	8" HORIZONTAL PLANK BOARD-FORMED CONCRETE	POURED IN PLACE	N/A	GREY
Front Porch	PORCELAIN PAVERS	CM2 NEXT GREY 2CM THICK	ARIOSTEA	CM2 NEXT GREY	CM2 NEXT GREY
Railings	GLASS	1/2" CLEAR STARPHIRE TEMPERED GLASS	N/A	N/A	N/A
Siding	VERTICAL SHOU SUGI BAN WOOD	KEBONY: SVERTE	reSAWN TIMBER CO.	KEBONY: SVERTE	KEBONY: SVERTE
Window Shutters	N/A				
Trim	N/A				
Decking	PORCELAIN PAVERS OVER PEDESTALS	CM2 NEXT GREY 2CM THICK	ARIOSTEA	CM2 NEXT GREY	CM2 NEXT GREY
Garage Doors	TEMPERED GLASS W/ ALUMINUM FRAME	SANDBLASTED GLASS W/ MATTE BLACK ALUMINUM FRAME	SCHWEISS	HYDRAULIC DOOR	N/A
Fascia	N/A				
Gutters	ZINC INTEGRATED GUTTERS	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Louvers	N/A				
Roofing	STANDING SEAM ZINC	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Chimney	ZINC	GRANUM BASALTE	RHEINZINK		GRANUM BASALTE
Stack Vents	ALUMINUM	TO MATCH RHEINZINK ROOF			TO MATCH RHEINZINK ROOF
Retaining Walls	CONCRETE	8" HORIZONTAL PLANK BOARD-FORMED CONCRETE	POURED IN PLACE	N/A	GREY

8

ARB EXTERIOR FINISH SCHEDULE

Generated by RES*check*-*Web* Software

Compliance Certificate

PROJECTED COMPLIANCE

Project 11 Tompkins Court

Energy Code: **2018 IECC**
Location: **Nyack, New York**
Construction Type: **Single-family**
Project Type: **Addition & Alterations**
Climate Zone: **5 (5199 HDD)**
Permit Date:
Permit Number:

Construction Site:
11 Tompkins Court
Nyack, NY 10960

Owner/Agent:
11 Tompkins Court
Nyack, NY 10960

Designer/Contractor:
Michael Hicks
Energy Efficiency Consultants
10 Carlann Ln
Valley Cottage, NY 10989
8452719385
MHicks.eec@gmail.com

Compliance: Passes using UA trade-off

Compliance: **2.5% Better Than Code** Maximum UA: **1422** Your UA: **1387**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceilings: Flat Ceiling or Scissor Truss	6,500	49.0	0.0	0.026	0.026	169	169
Exterior Walls: Wood Frame, 16" o.c.	5,340	21.0	0.0	0.057	0.060	170	179
Doors: Solid Door (under 50% glazing)	60			0.300	0.300	18	18
Glass Doors: Glass Door (over 50% glazing)	515			0.300	0.300	155	155
Windows: Metal Frame w/ Thermal Break	1,780			0.300	0.300	534	534
Concrete Walls, Interior Framed: Solid Concrete or Masonry	3,400	21.0	0.0	0.056	0.065	162	188
Doors: Solid Door (under 50% glazing)	20			0.300	0.300	6	6
Glass Doors: Glass Door (over 50% glazing)	230			0.300	0.300	69	69
Windows: Metal Frame w/ Thermal Break	255			0.300	0.300	77	77
Floors Over Unconditioned Space: All-Wood Joist/Truss	570	30.0	0.0	0.033	0.033	19	19
Floors Over Ambient: All-Wood Joist/Truss	255	30.0	0.0	0.033	0.033	8	8
Slab on Grade: Slab-On-Grade (Unheated) Insulation depth: 2.0'	120		10.0	0.700	0.700	0	0

Project Title: 11 Tompkins Court
Data filename:

Report date: 05/13/22
Page 1 of10

HERS ENERGY COMPLIANCE

REGISTERED ARCHITECT
MARK FORMER JAMES COY
22140
STATE OF NEW YORK

ISSUED:
PLANNING BOARD: 2022.05.12
ARB SUBMISSION: 2022.06.24
CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:
1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY
PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

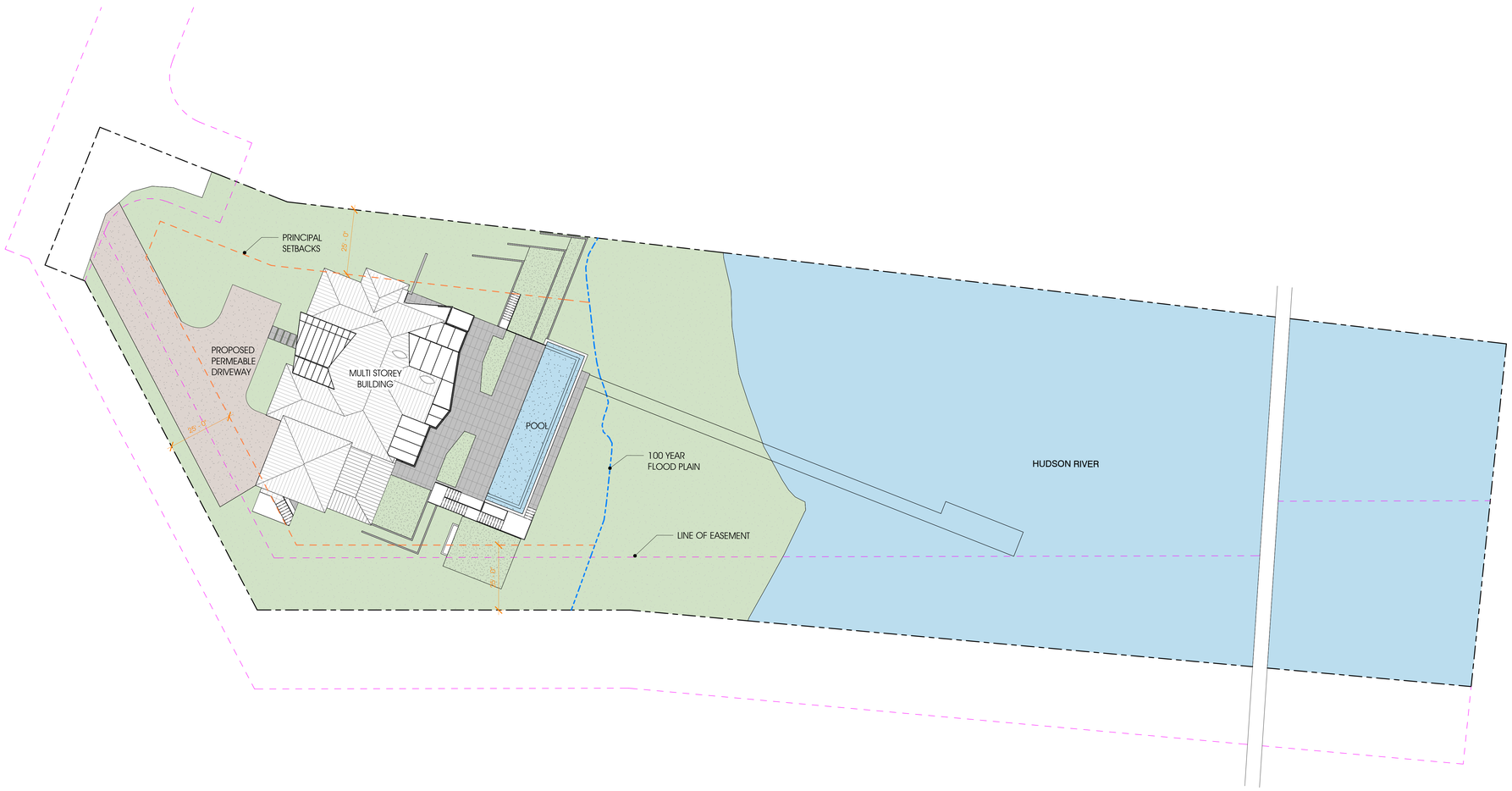
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

GENERAL INFO

A1.2

2022 JUNE 24



1 PROPOSED SITE PLAN

1" = 20'-0"

REGISTERED ARCHITECT
WARD FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES COY ARCHITECTS

11 TOMPKINS COURT RESIDENCE

NYACK, NEW YORK

11 TOMPKINS RESIDENCE

11 TOMPKINS COURT
TOWN OF NYACK
ROCKLAND COUNTY, NEW YORK

TAX LOT: 60.14-1-12.7

TOTAL LOT AREA 'DRY LAND': 36,108 SQFT

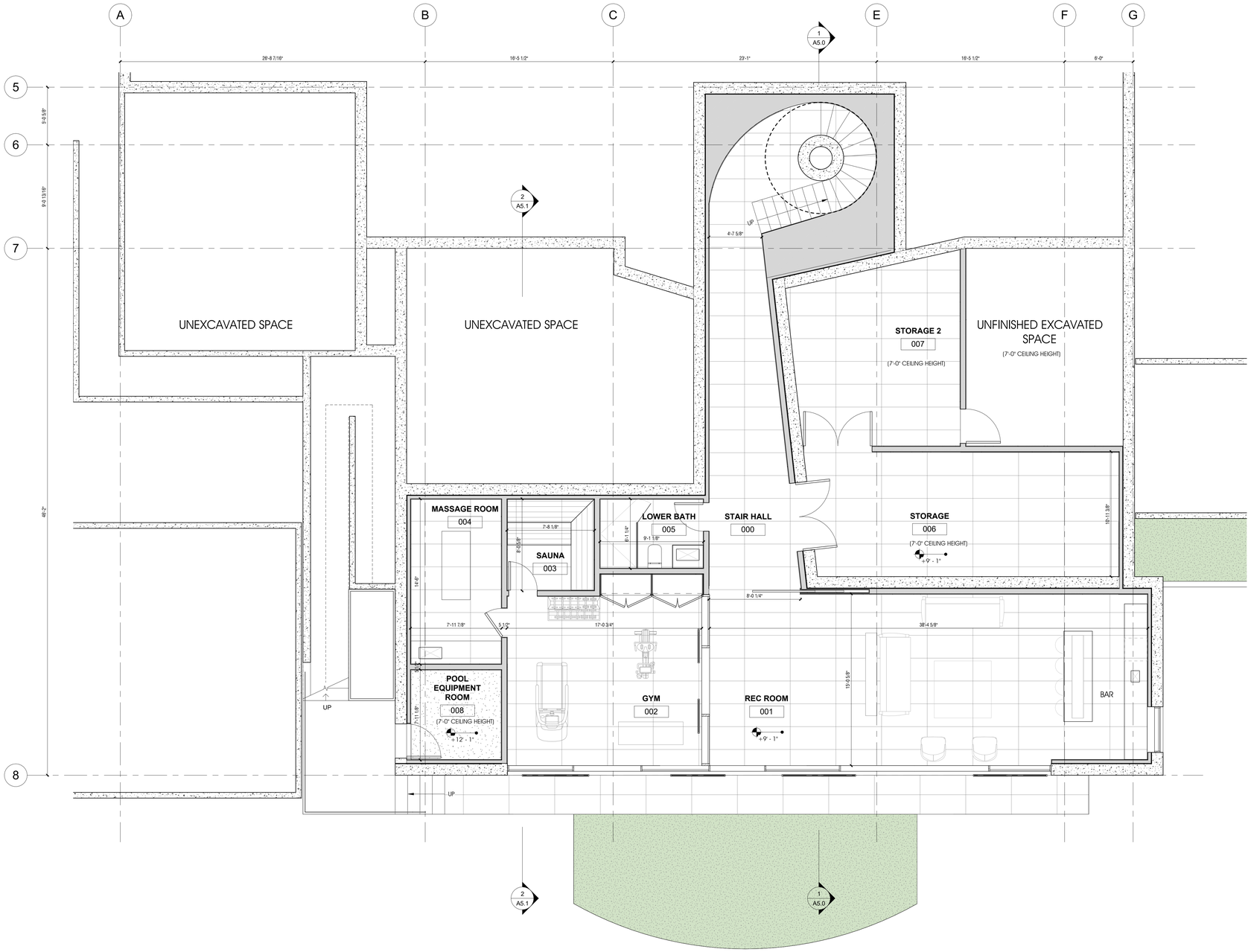
REFER SITE PLANS BY BROOKER ENGINEERING FOR BULK TABLES

SITE PLAN BASED ON JAY A. GREENWELL LAND SURVEYING SURVEY DATED ON 09/28/2021

SITE PLAN

A2.0

2022 JUNE 24



1 PROPOSED BASEMENT FLOOR PLAN

1/4" = 1'-0"

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
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BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES COY ARCHITECTS

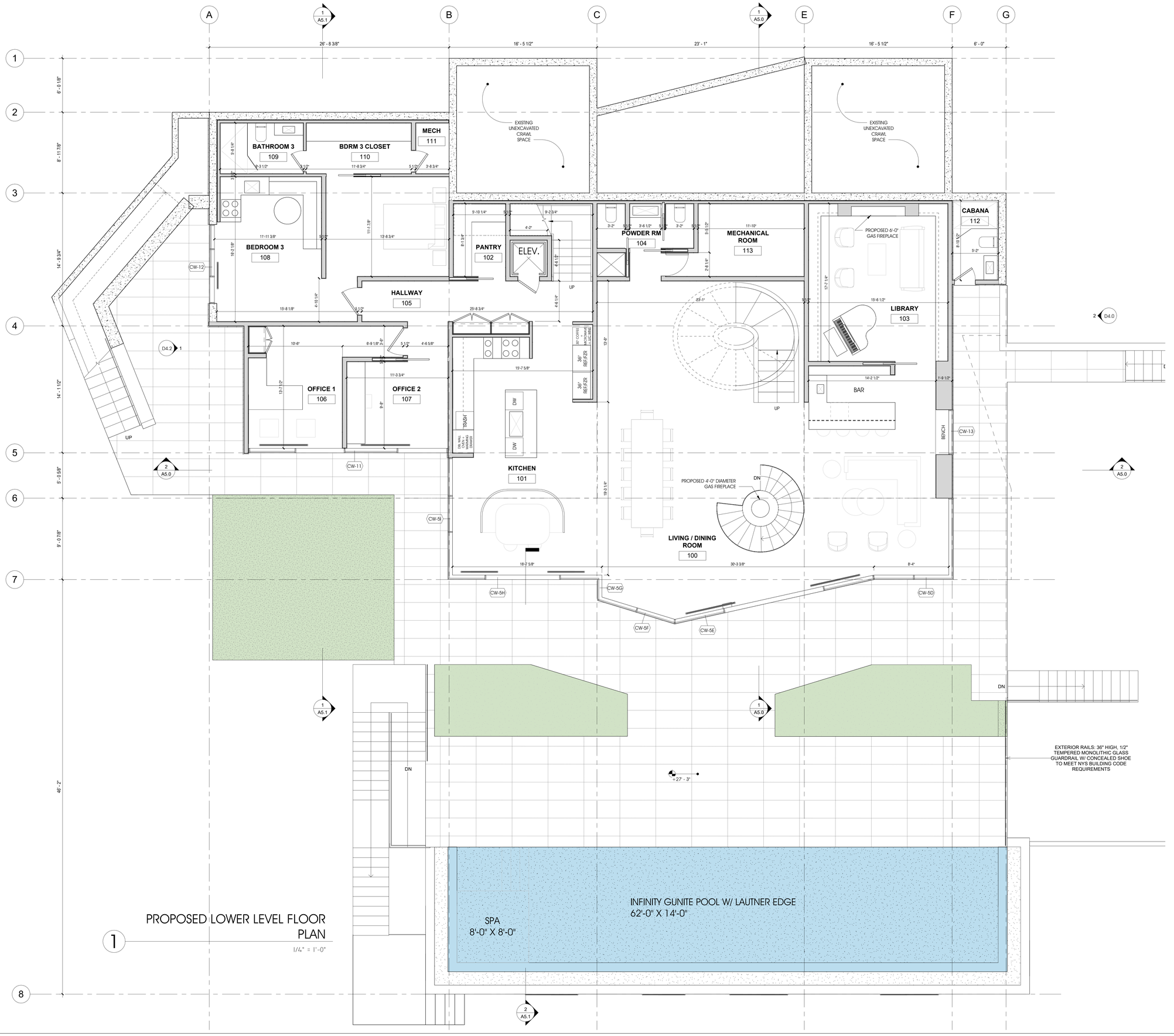
11 TOMPKINS COURT RESIDENCE

NYACK, NEW YORK

PROPOSED BASEMENT FLOOR PLAN

A3.0

2022 JUNE 24



1 PROPOSED LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES COY ARCHITECTS

11 TOMPKINS COURT RESIDENCE

NYACK, NEW YORK

PROPOSED LOWER LEVEL FLOOR PLAN

A3.1

2022 JUNE 24

REGISTERED ARCHITECT
WARREN FORMER JAMES COY
22140
STATE OF NEW YORK

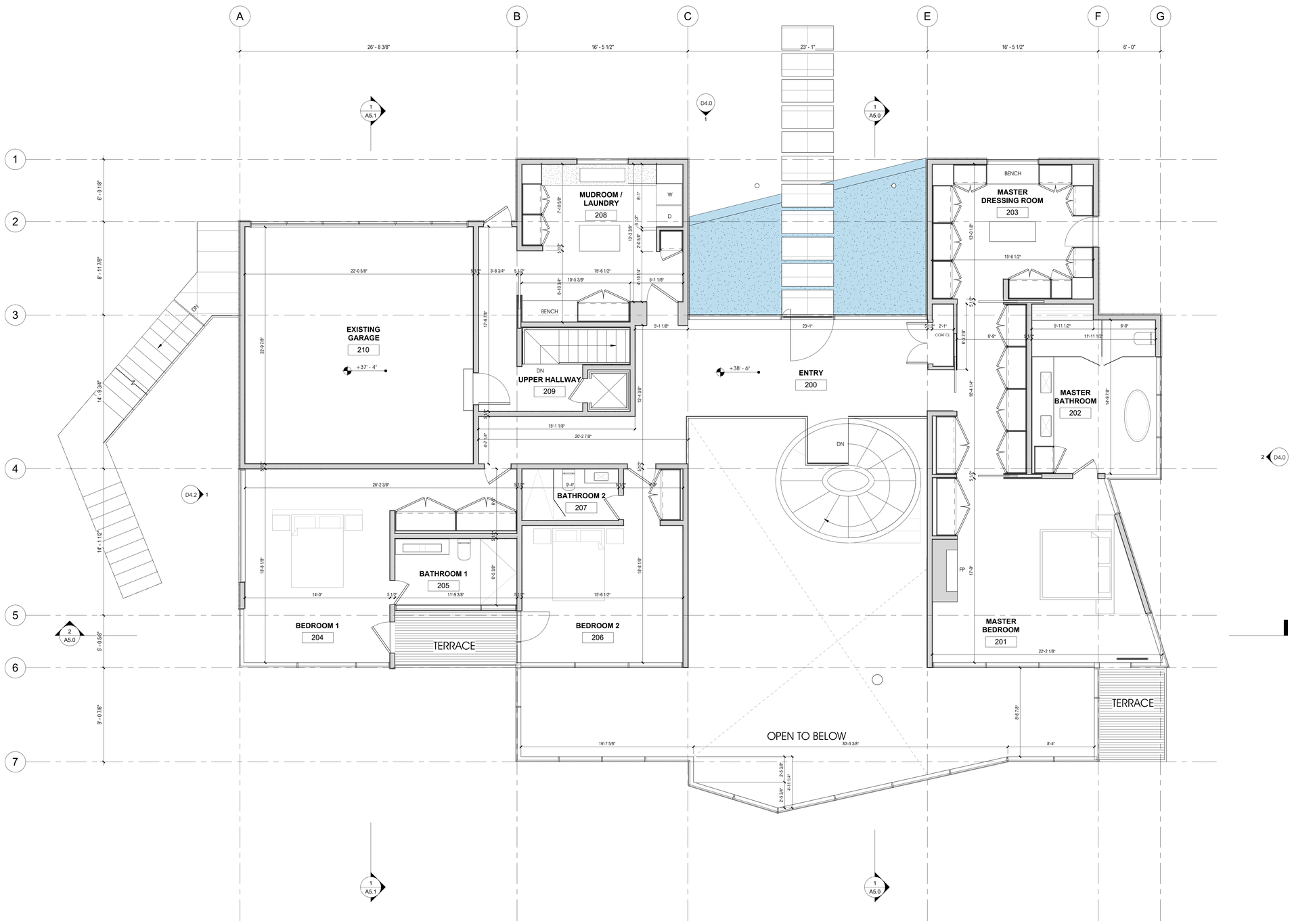
ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:



1 PROPOSED UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES COY ARCHITECTS

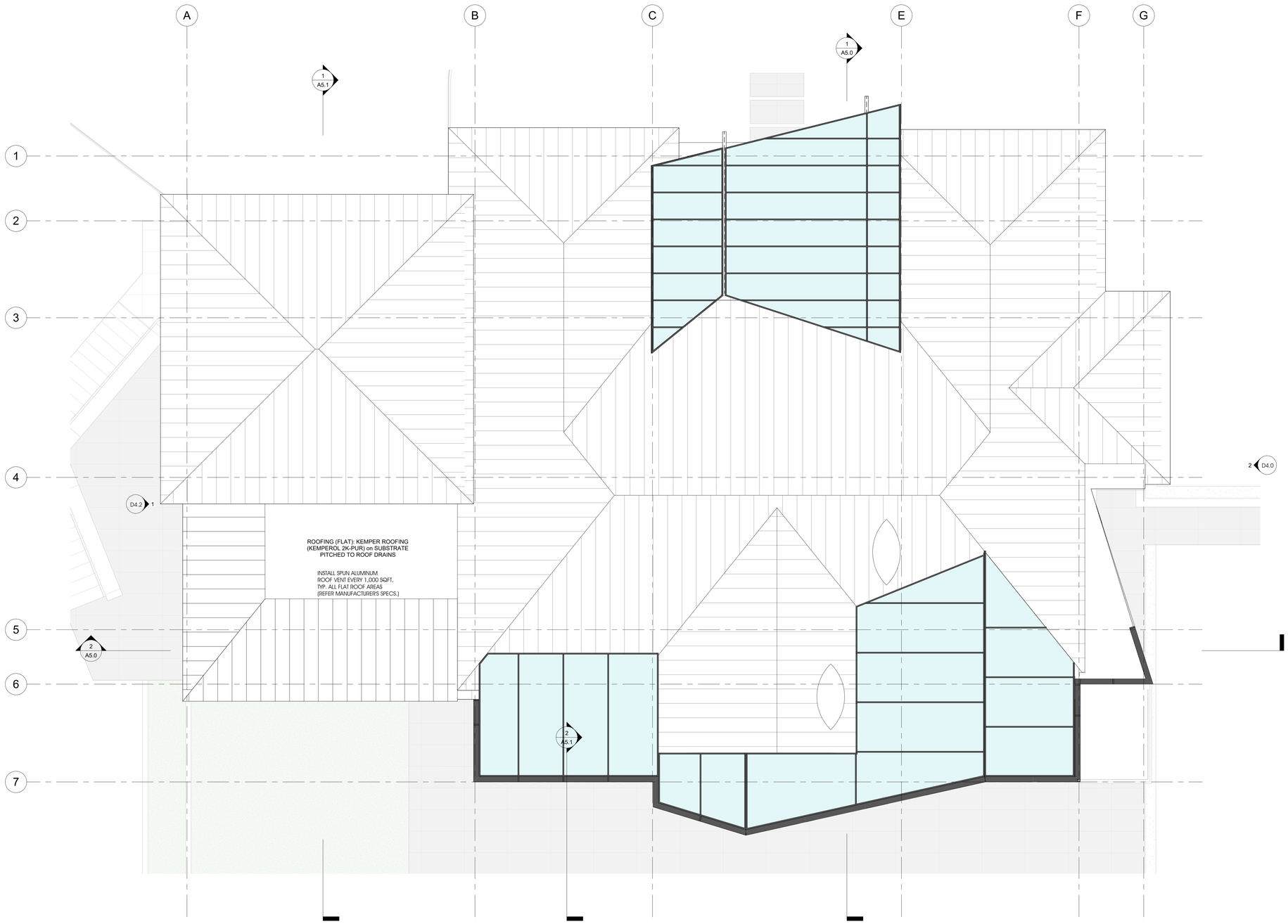
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

PROPOSED UPPER LEVEL FLOOR PLAN

A3.2

2022 JUNE 24



1 PROPOSED ROOF PLAN

1/4" = 1'-0"

REGISTERED ARCHITECT
WARD FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

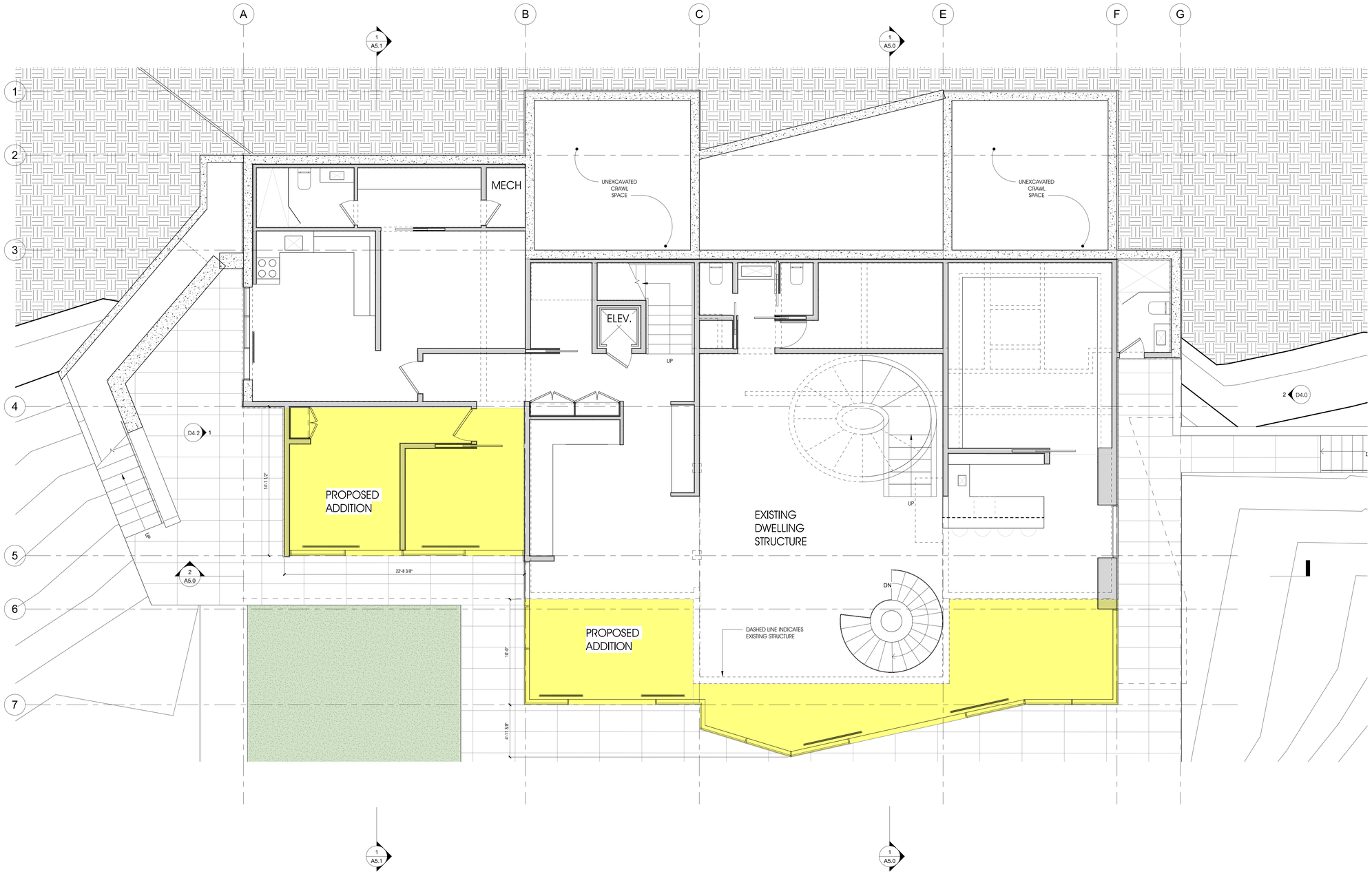
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

PROPOSED ROOF
PLAN

A3.3

2022 JUNE 24



1 LOWER LEVEL FLOOR PLAN EXISTING / PROPOSED

1/4" = 1'-0"

REGISTERED ARCHITECT
MARK FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
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BARNES COY ARCHITECTS

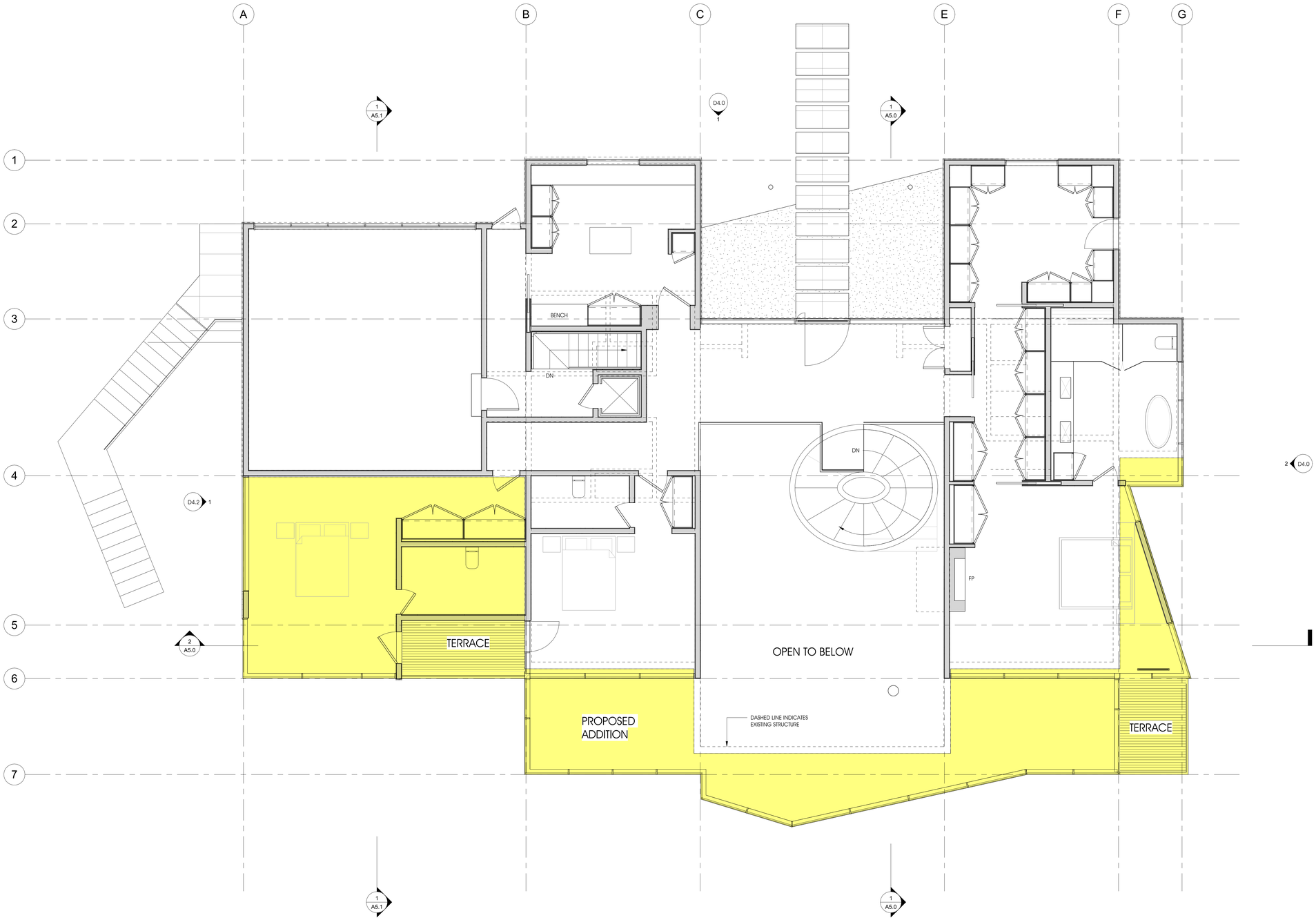
11 TOMPKINS COURT RESIDENCE

NYACK, NEW YORK

LOWER LEVEL FLOOR PLAN EXISTING / PROPOSED

A3.4

2022 JUNE 24



UPPER LEVEL FLOOR PLAN EXISTING / PROPOSED

1/4" = 1'-0"

REGISTERED ARCHITECT
MARK FORMER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

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BARNES
COY
ARCHITECTS

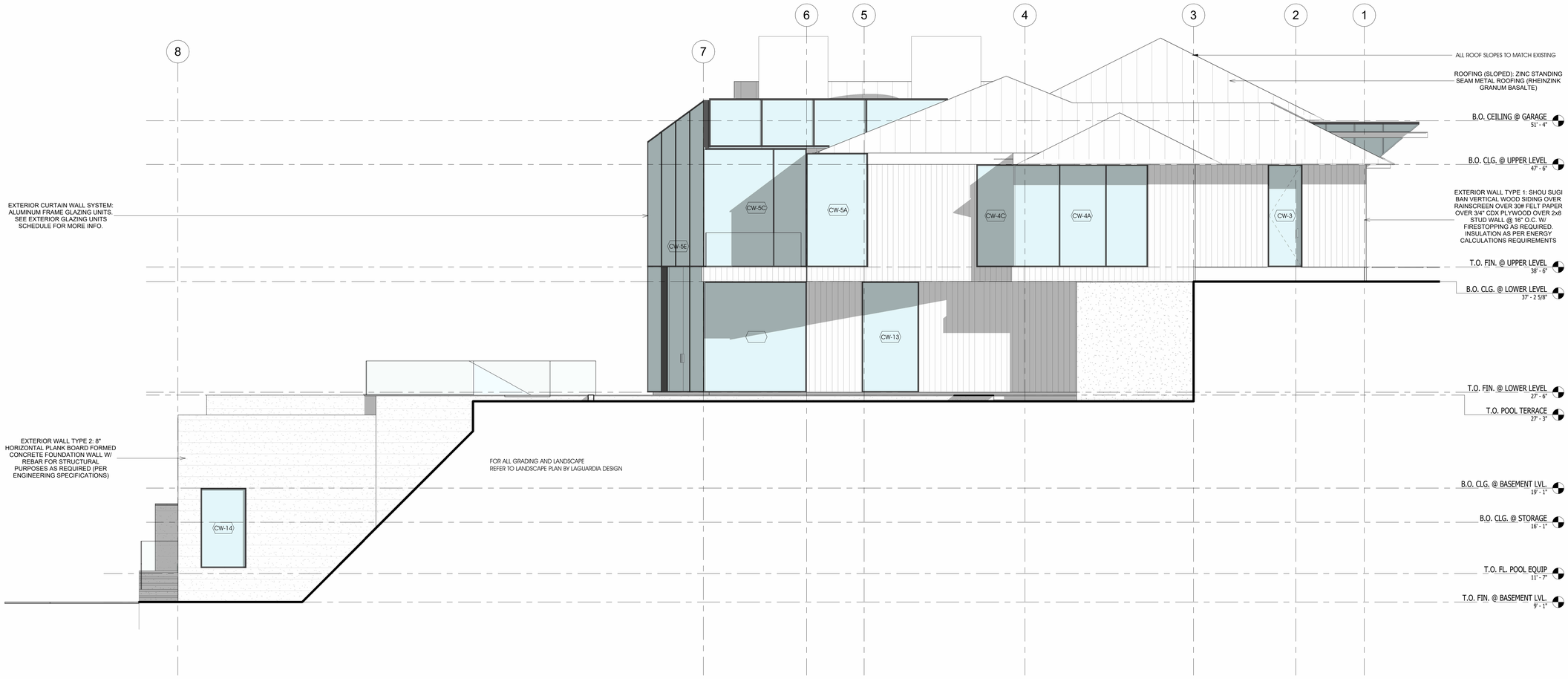
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

UPPER LEVEL FLOOR
PLAN EXISTING /
PROPOSED

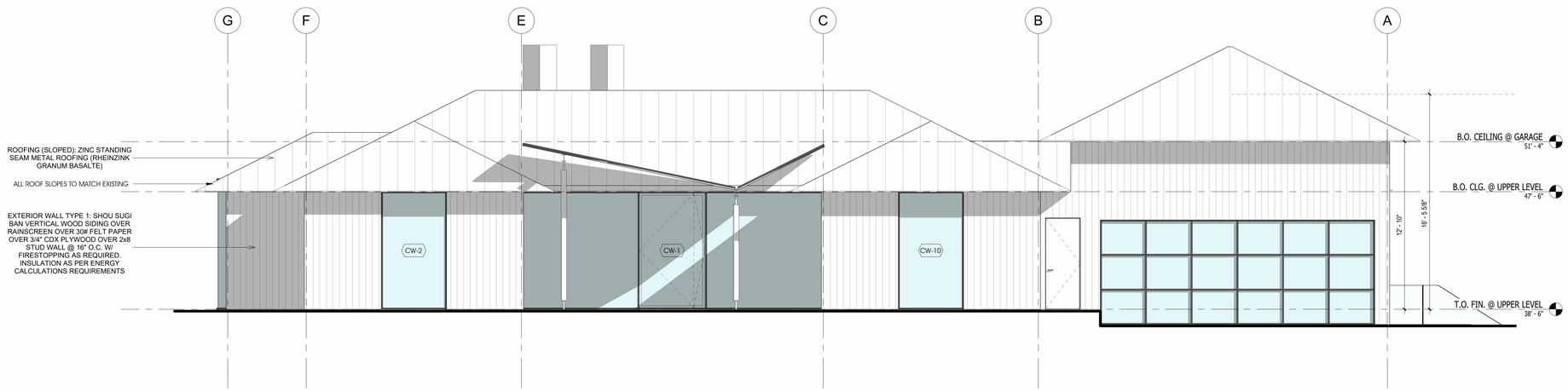
A3.5

2022 JUNE 24



1 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



2 PROPOSED WEST ELEVATION

1/4" = 1'-0"

REGISTERED ARCHITECT
WARREN FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

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PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

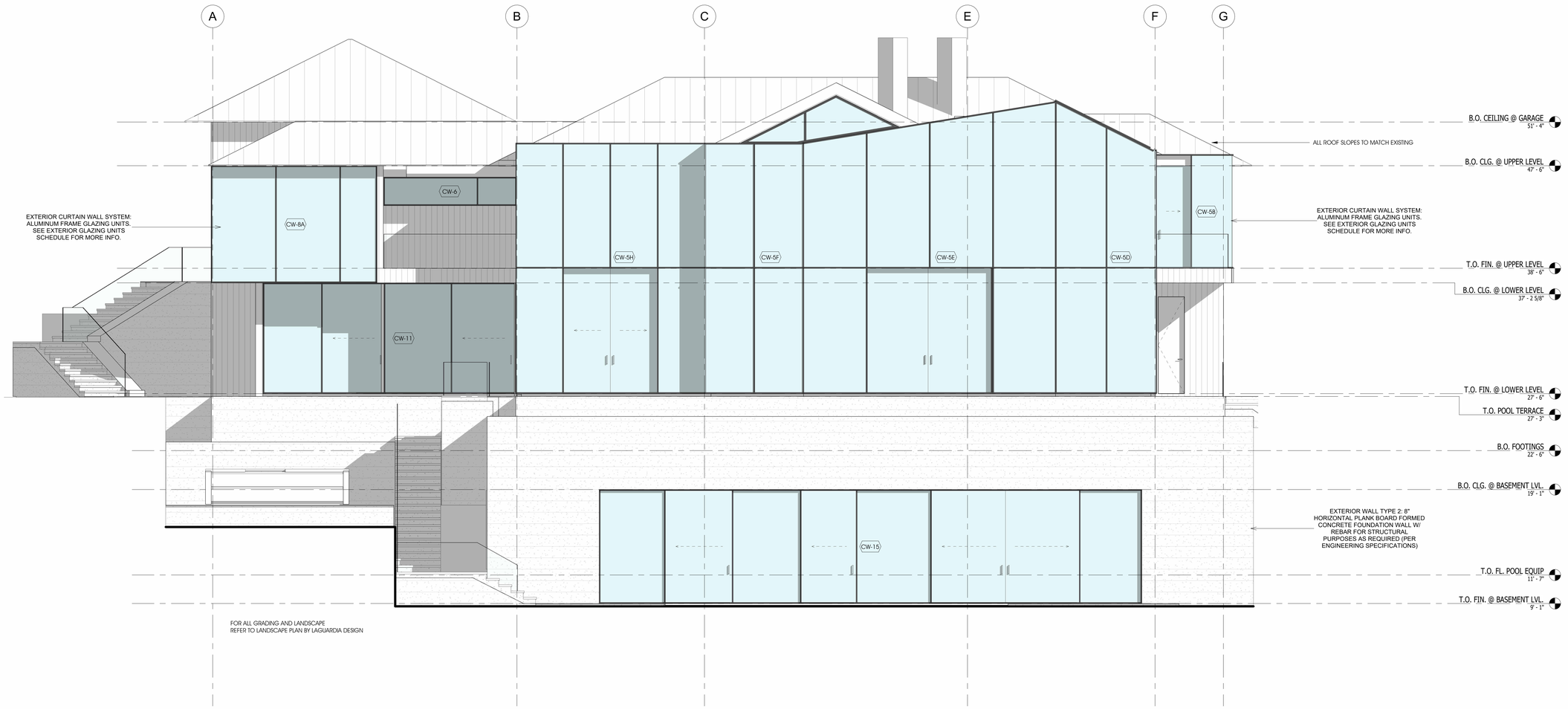
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

PROPOSED NORTH + WEST EXTERIOR ELEVATIONS

A4.0

2022 JUNE 24



1 PROPOSED EAST ELEVATION

1/4" = 1'-0"

REGISTERED ARCHITECT
WARREN FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
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BARNES
COY
ARCHITECTS

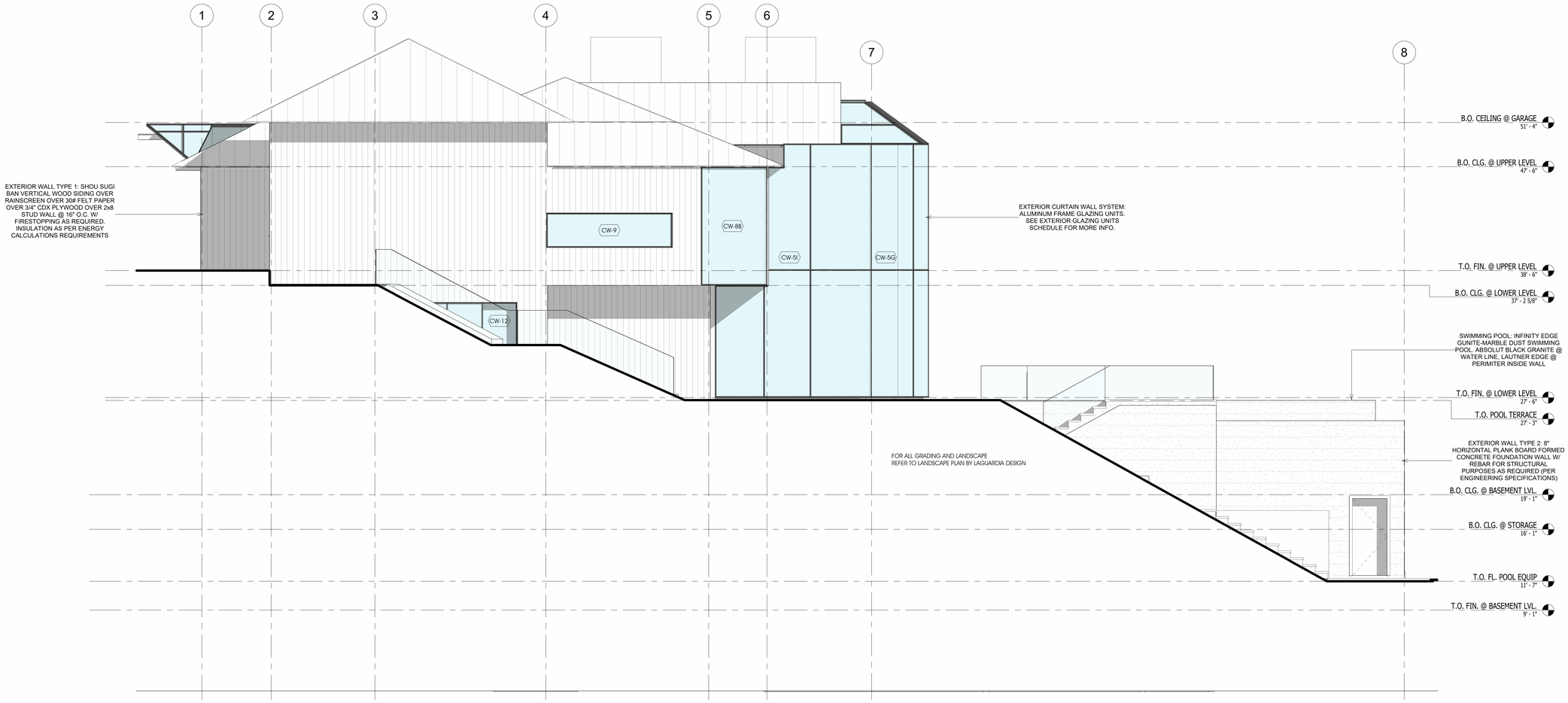
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

PROPOSED EAST ELEVATION

A4.1

2022 JUNE 24



REGISTERED ARCHITECT
WARREN FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

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BARNES
COY
ARCHITECTS

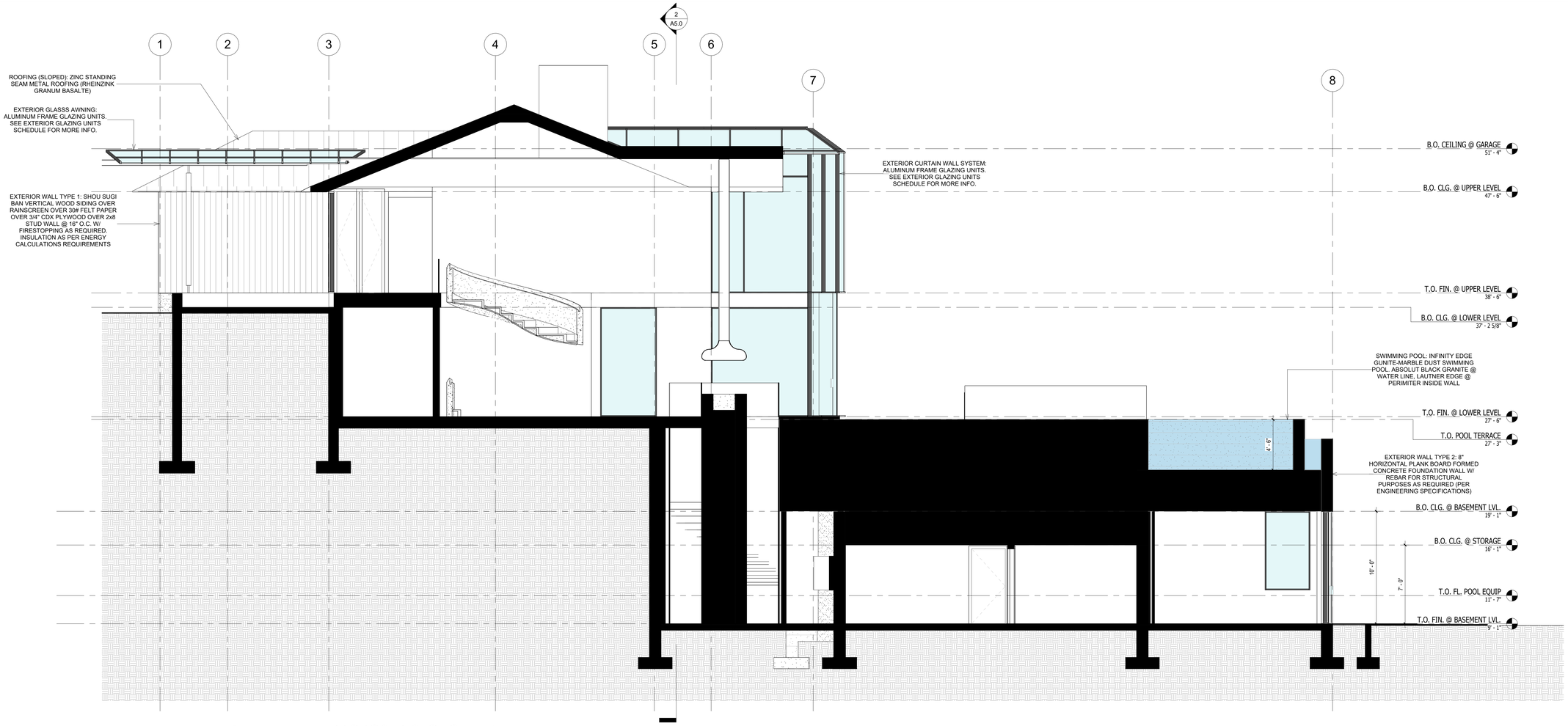
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

PROPOSED SOUTH
ELEVATION

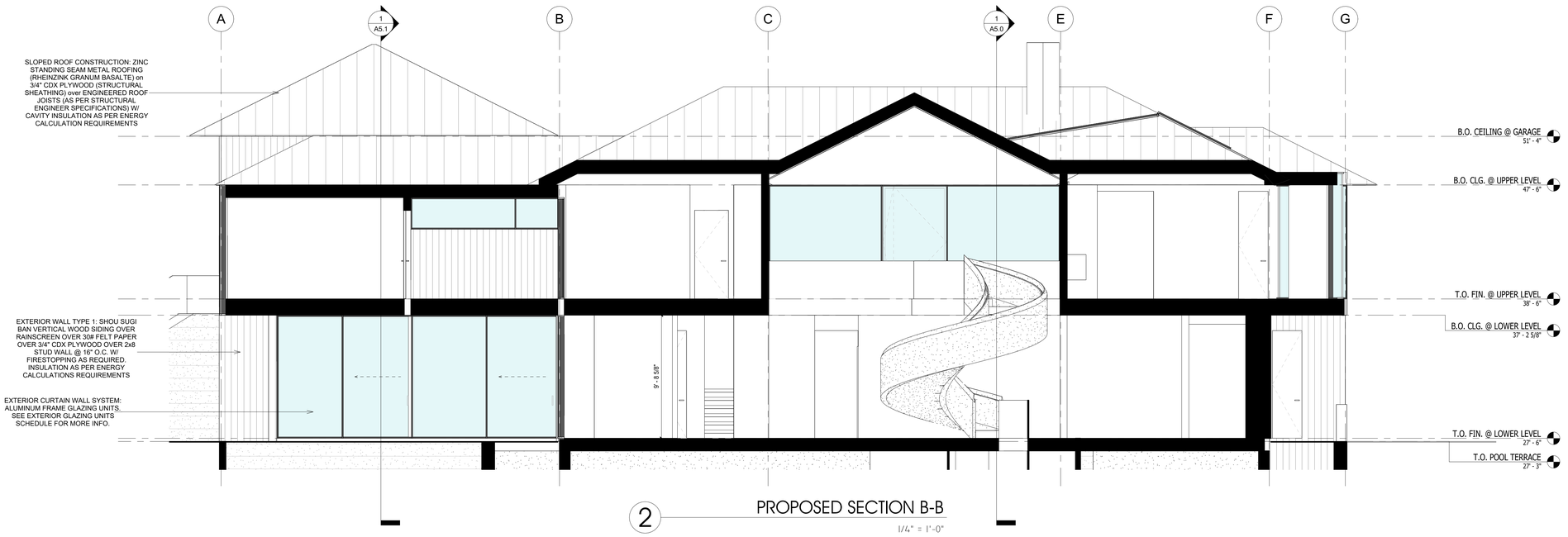
A4.2

2022 JUNE 24



1 PROPOSED SECTION A-A

1/4" = 1'-0"



2 PROPOSED SECTION B-B

1/4" = 1'-0"

REGISTERED ARCHITECT
WARD POMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

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BARNES
COY
ARCHITECTS

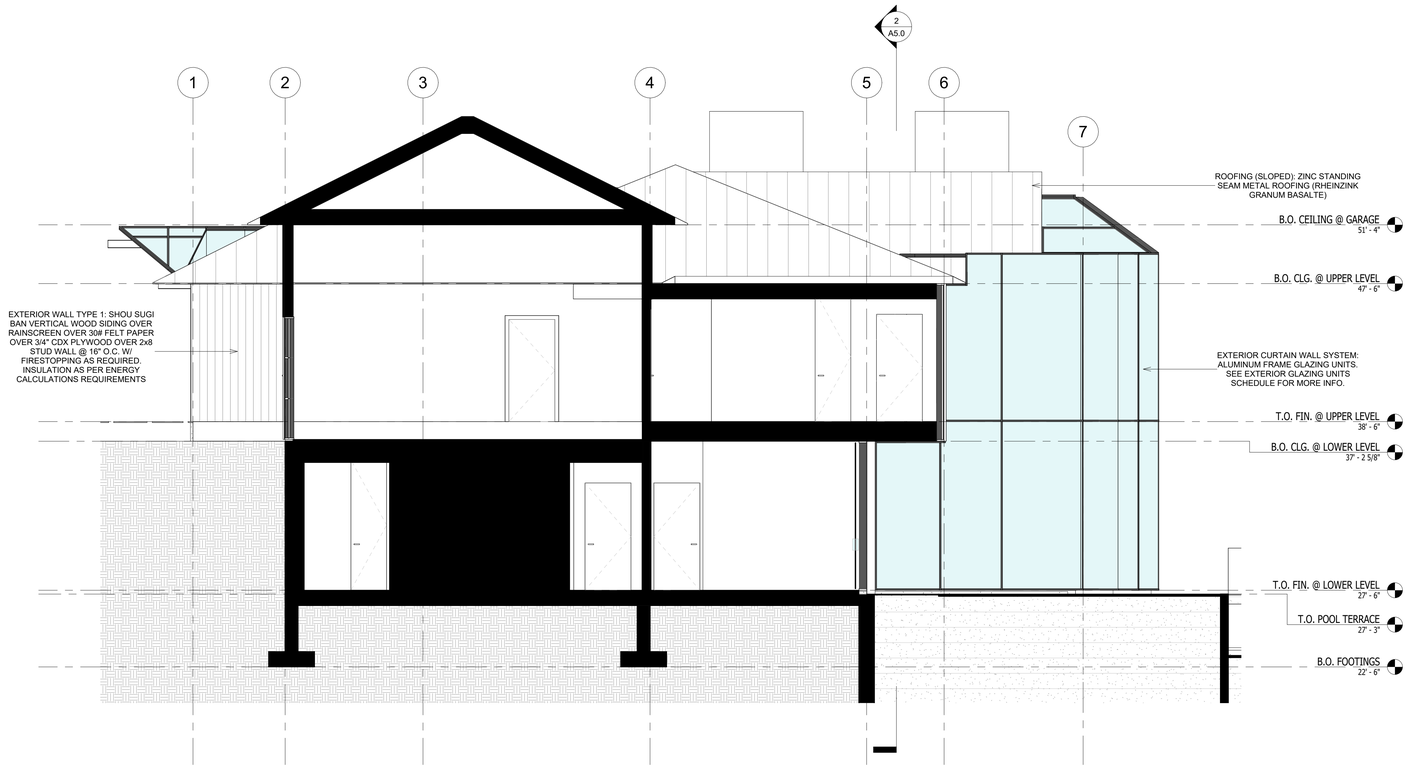
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

BUILDING SECTIONS

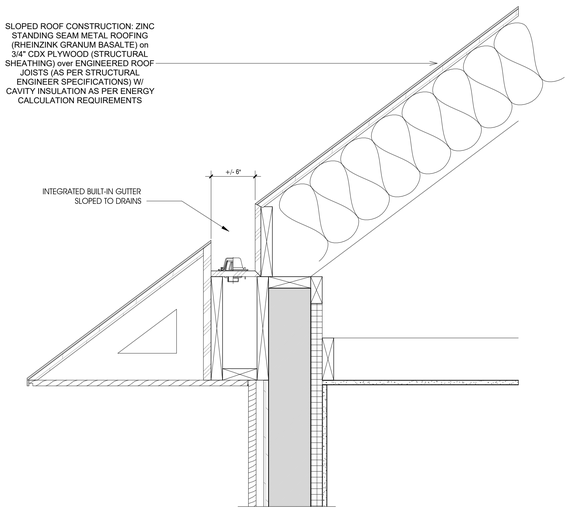
A5.0

2022 JUNE 24



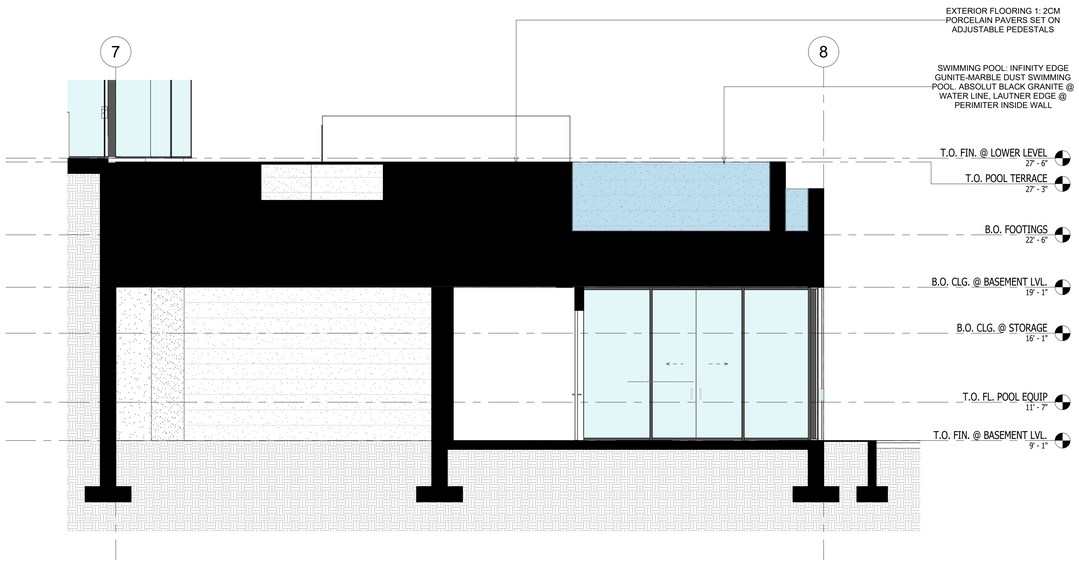
1 PROPOSED GARAGE SECTION

1/4" = 1'-0"



4 TYP. INTEGRATED GUTTER DETAIL

1 1/2" = 1'-0"



2 PROPOSED SECTION C-C

1/4" = 1'-0"

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

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PHONE: 631.537.3555
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BARNES
COY
ARCHITECTS

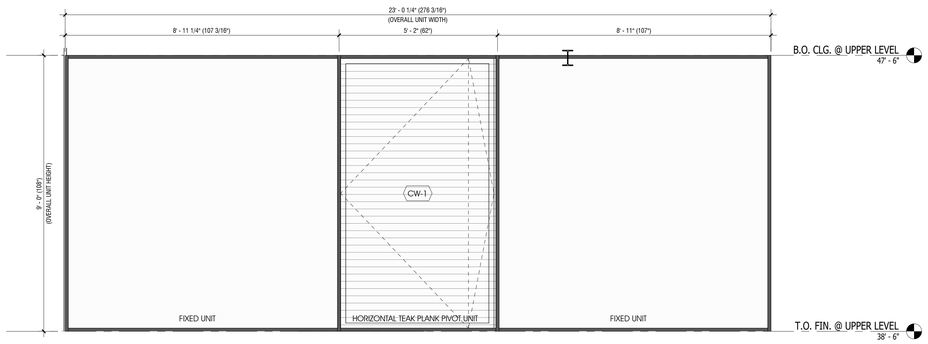
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

BUILDING SECTIONS

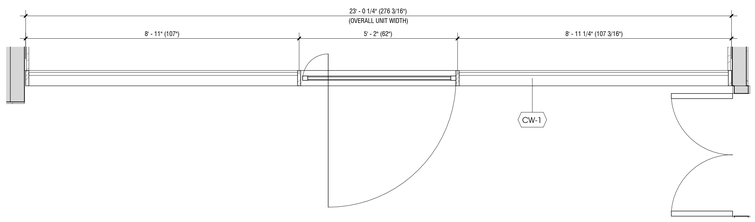
A5.1

2022 JUNE 24



1 WINDOW CW-1 ELEVATION

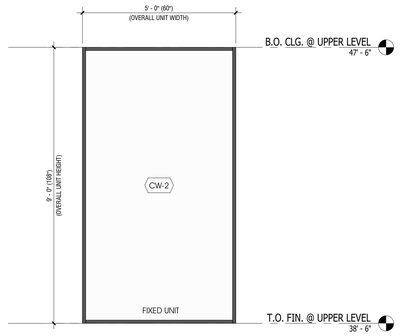
1/2" = 1'-0"



2 WINDOW CW-1 PLAN

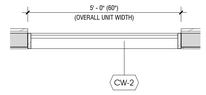
1/2" = 1'-0"

CW-1	WINDOW CW-1		LOCATION: UPPER FLOOR WEST FACING EXTERIOR WINDOWS ENTRY DOOR	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1		



3 WINDOW CW-2 ELEVATION

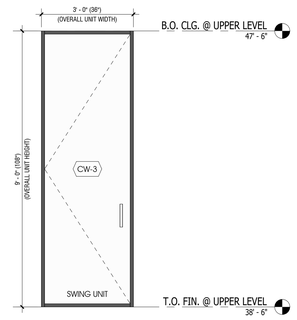
1/2" = 1'-0"



4 WINDOW CW-2 PLAN

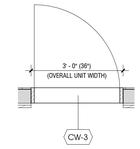
1/2" = 1'-0"

CW-2	WINDOW CW-2		LOCATION: UPPER FLOOR WEST FACING EXTERIOR WINDOWS MASTER DRESSING ROOM	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1		



10 WINDOW CW-3 ELEVATION

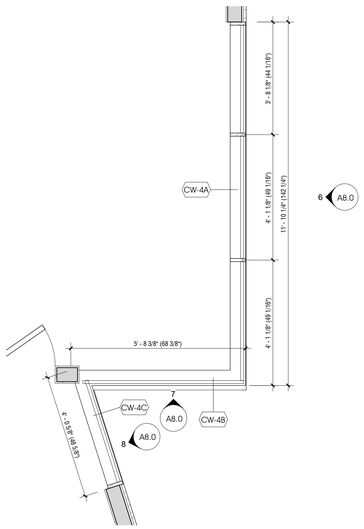
1/2" = 1'-0"



9 WINDOW CW-3 PLAN

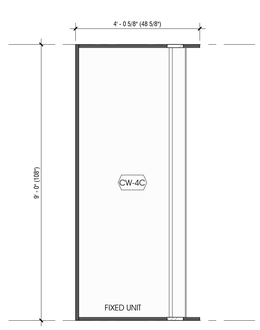
1/2" = 1'-0"

CW-3	WINDOW CW-3		LOCATION: UPPER FLOOR NORTH FACING EXTERIOR WINDOWS MASTER DRESSING ROOM	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1		



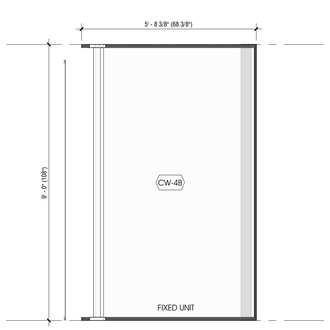
5 WINDOW CW-4 PLAN

1/2" = 1'-0"



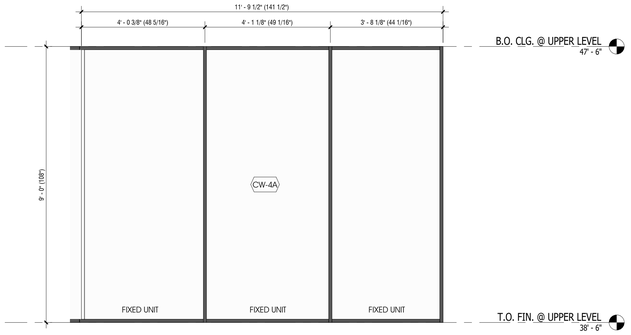
8 WINDOW CW-4C ELEVATION

1/2" = 1'-0"



7 WINDOW CW-4B ELEVATION

1/2" = 1'-0"



6 WINDOW CW-4A ELEVATION

1/2" = 1'-0"

CW-4	WINDOW CW-4		LOCATION: UPPER FLOOR EAST FACING EXTERIOR WINDOWS MASTER BATHROOM	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1		

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

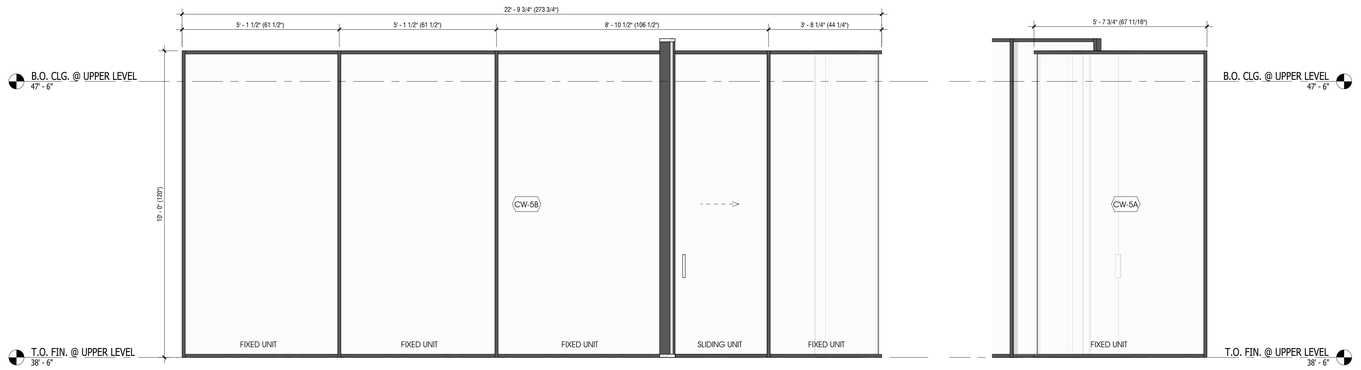
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

WINDOW SCHEDULE

A8.0

2022 JUNE 24

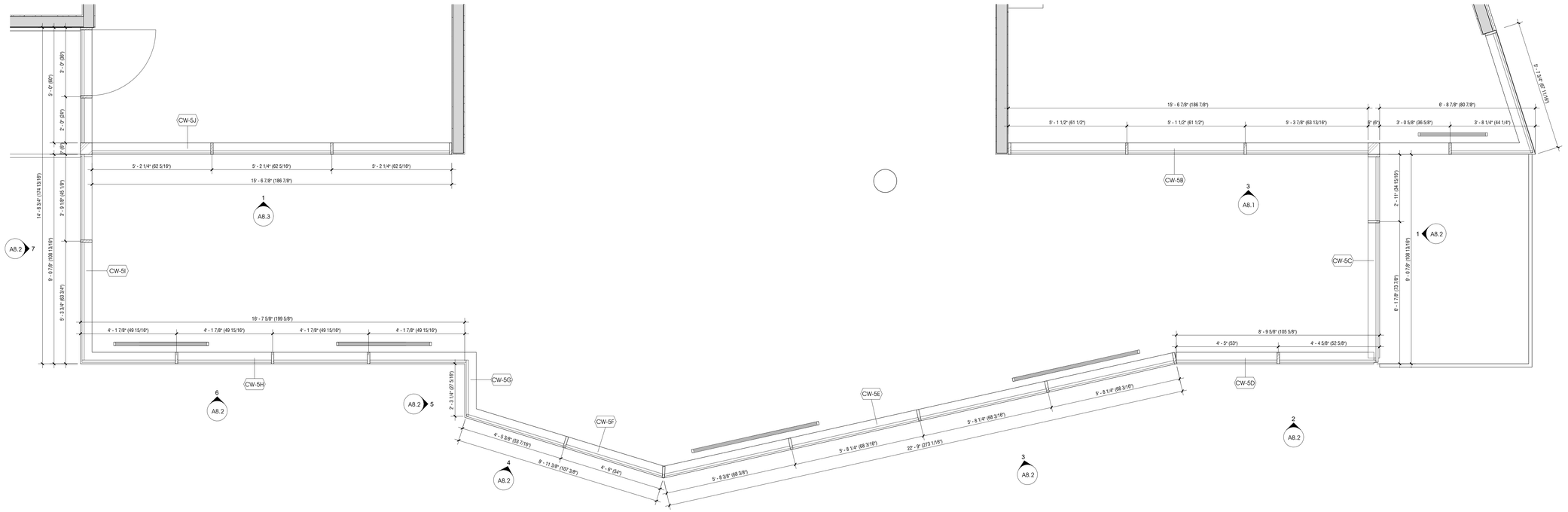


3 WINDOW CW-5B ELEVATION

1/2" = 1'-0"

2 WINDOW CW-5A ELEVATION

1/2" = 1'-0"



4 WINDOW CW-5 PLAN

1/2" = 1'-0"

CW-5	WINDOW CW-5		LOCATION: UPPER/LOWER FLOOR EAST FACING EXTERIOR WINDOWS LIVING/DINING/KITCHEN	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1		

REGISTERED ARCHITECT
MARK FORMER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

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FAX: 631.537.0558

BARNES
COY
ARCHITECTS

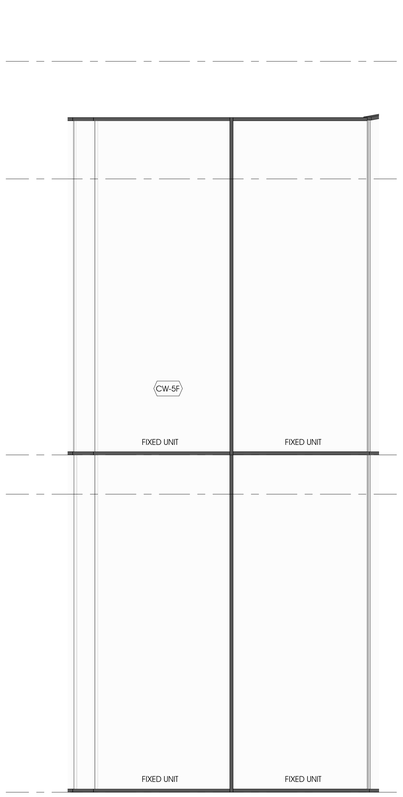
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

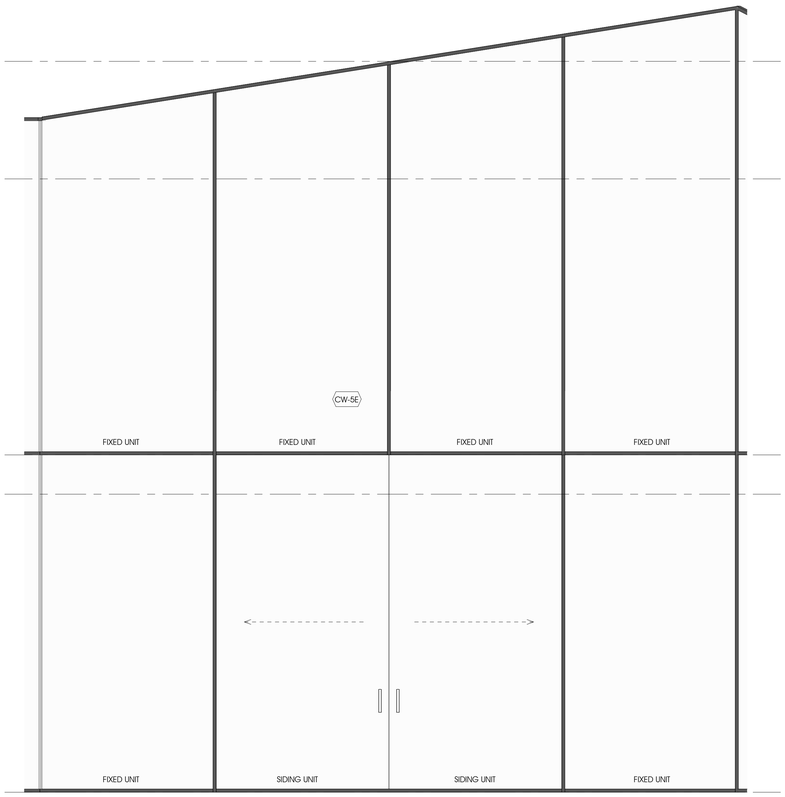
WINDOW SCHEDULE

A8.1

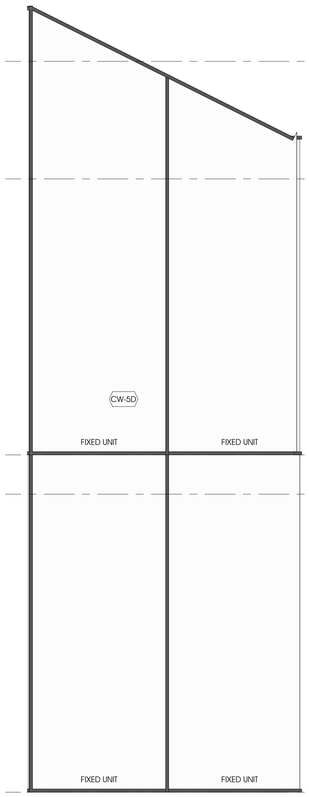
2022 JUNE 24



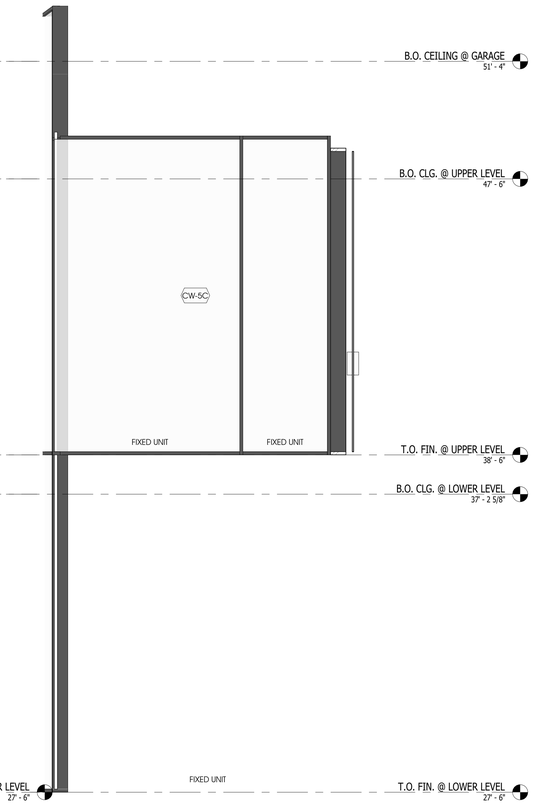
4 WINDOW CW-5F ELEVATION
1/2" = 1'-0"



3 WINDOW CW-5E ELEVATION
1/2" = 1'-0"

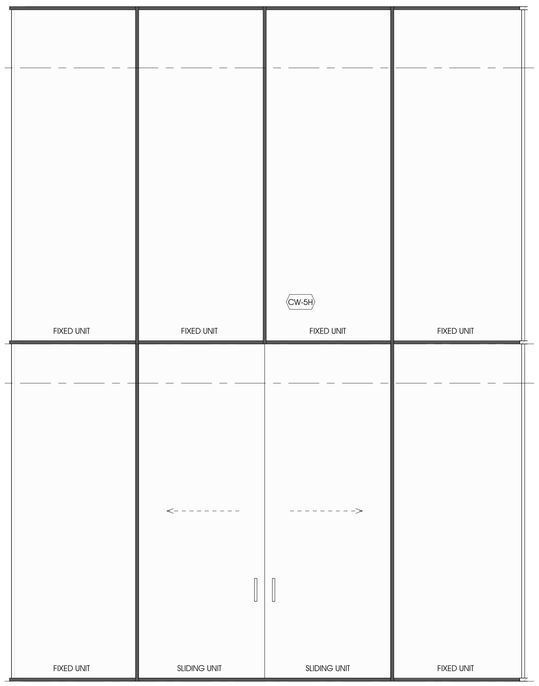


2 WINDOW CW-5D ELEVATION
1/2" = 1'-0"

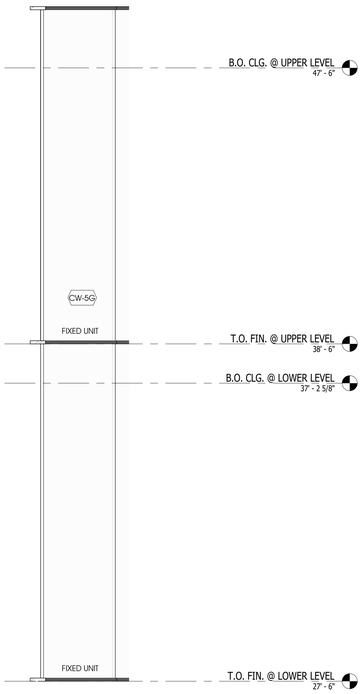


1 WINDOW CW-5C ELEVATION
1/2" = 1'-0"

7 WINDOW CW-5I ELEVATION
1/2" = 1'-0"



6 WINDOW CW-5H ELEVATION
1/2" = 1'-0"



5 WINDOW CW-5G ELEVATION
1/2" = 1'-0"

CW-5	WINDOW CW-5 UNIT SIZE: SEE DIMS | QTY: 1	LOCATION:	UPPER/LOWER FLOOR EAST FACING EXTERIOR WINDOWS LIVING/DINING/KITCHEN	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE

REGISTERED ARCHITECT
DANIEL CORMIER JAMES
22140
STATE OF NEW YORK

ISSUED:
PLANNING BOARD: 2022.05.12
ARB SUBMISSION: 2022.06.24
CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:
1936 MONTAUK HIGHWAY
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BRIDGEHAMPTON, NY

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FAX: 631.537.0558

BARNES
COY
ARCHITECTS

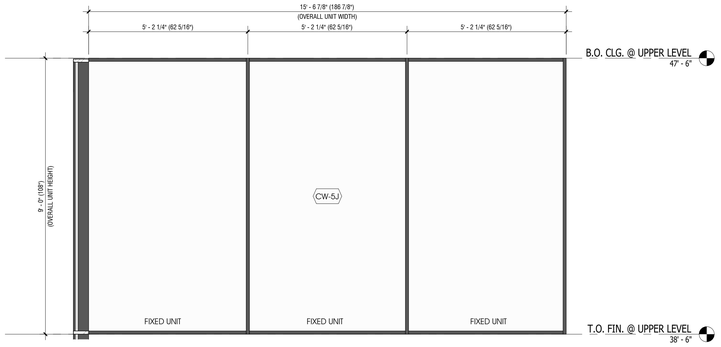
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

WINDOW SCHEDULE

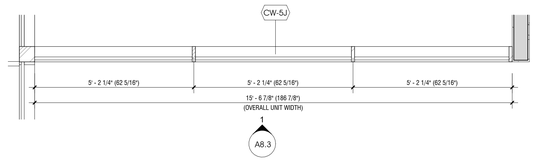
A8.2

2022 JUNE 24



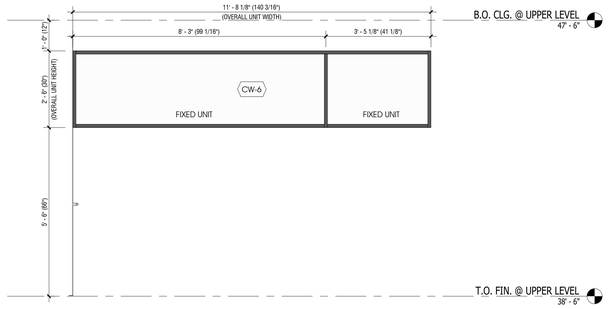
1 WINDOW CW-5J ELEVATION

1/2" = 1'-0"



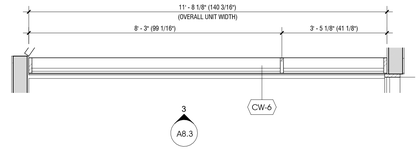
2 WINDOW CW-5J PLAN

1/2" = 1'-0"



3 WINDOW CW-6 ELEVATION

1/2" = 1'-0"

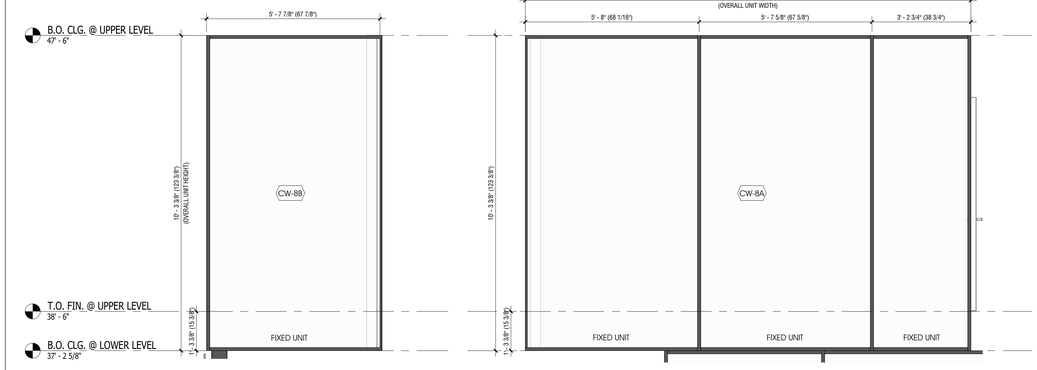


4 WINDOW CW-6 PLAN

1/2" = 1'-0"

CW-5	WINDOW CW-5		LOCATION: UPPER FLOOR EAST FACING INTERIOR WINDOWS BEDROOM 2	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1		

CW-7	WINDOW CW-7		LOCATION: UPPER FLOOR EAST FACING EXTERIOR WINDOWS BATHROOM 1	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1		

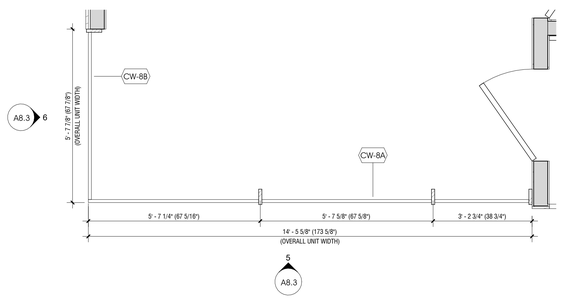


6 WINDOW CW-8B ELEVATION

1/2" = 1'-0"

5 WINDOW CW-8A ELEVATION

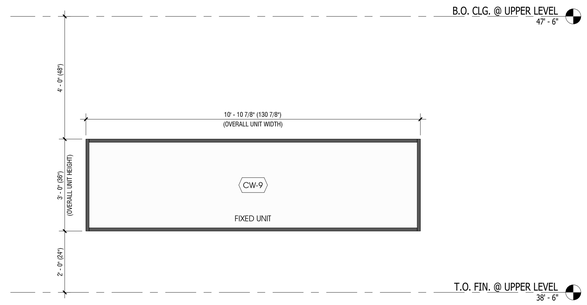
1/2" = 1'-0"



7 WINDOW CW-8 PLAN

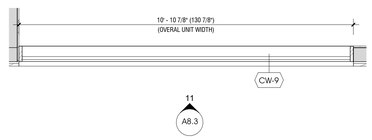
1/2" = 1'-0"

CW-8	WINDOW CW-8		LOCATION: UPPER FLOOR EAST FACING EXTERIOR WINDOWS BEDROOM 1	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1		



11 WINDOW CW-9 ELEVATION

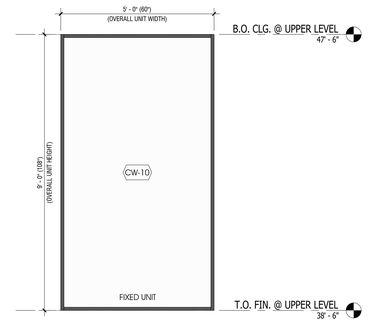
1/2" = 1'-0"



10 WINDOW CW-9 PLAN

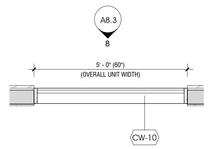
1/2" = 1'-0"

CW-9	WINDOW CW-9		LOCATION: UPPER FLOOR WEST FACING EXTERIOR WINDOWS MUD ROOM/LAUNDRY ROOM	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1		



8 WINDOW CW-10 ELEVATION

1/2" = 1'-0"



9 WINDOW CW-10 PLAN

1/2" = 1'-0"

CW-9	WINDOW CW-9		LOCATION: UPPER FLOOR WEST FACING EXTERIOR WINDOWS MUD ROOM/LAUNDRY ROOM	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1		

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES COY ARCHITECTS

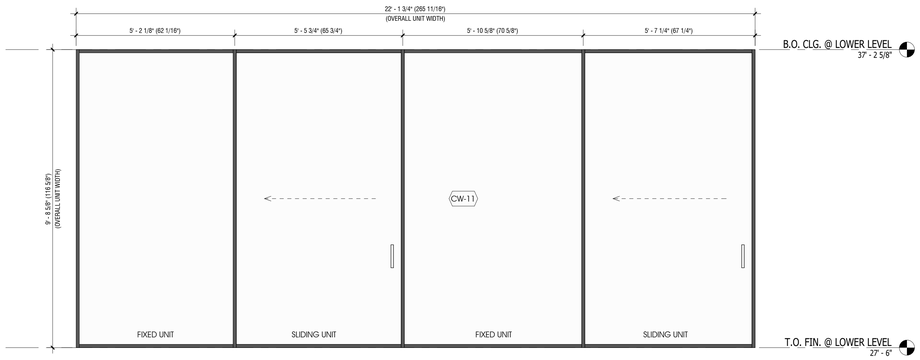
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

WINDOW SCHEDULE

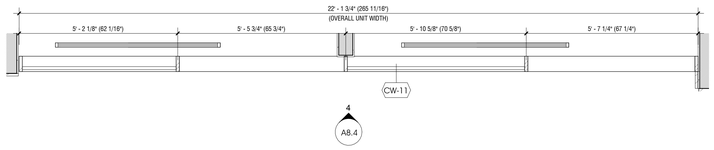
A8.3

2022 JUNE 24



4 WINDOW CW-11 ELEVATION

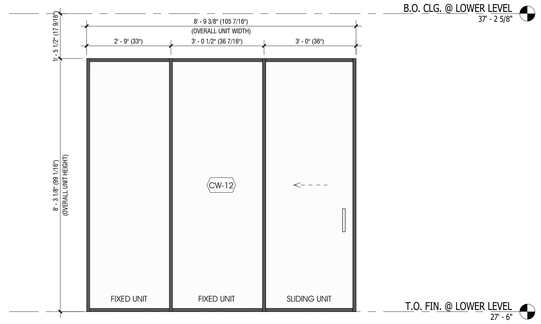
1/2" = 1'-0"



3 WINDOW CW-11 PLAN

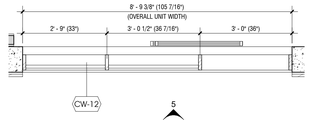
1/2" = 1'-0"

CW-11	WINDOW CW-11		LOCATION:	LOWER FLOOR EAST FACING EXTERIOR WINDOWS OFFICE 1	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1			



5 WINDOW CW-12 ELEVATION

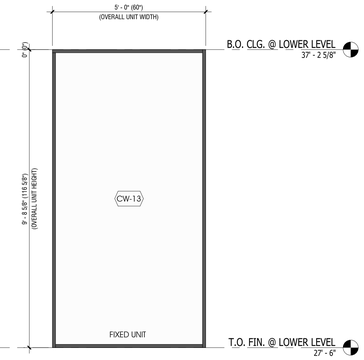
1/2" = 1'-0"



6 WINDOW CW-12 PLAN

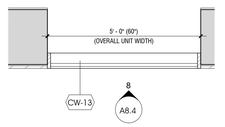
1/2" = 1'-0"

CW-12	WINDOW CW-12		LOCATION:	LOWER FLOOR SOUTH FACING EXTERIOR WINDOWS BEDROOM 3	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1			



8 WINDOW CW-13 ELEVATION

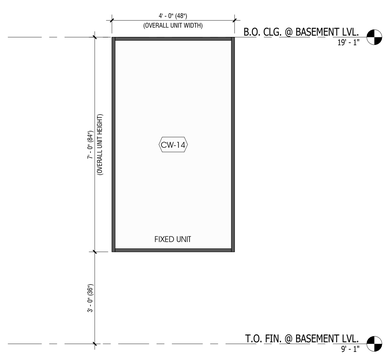
1/2" = 1'-0"



7 WINDOW CW-13 PLAN

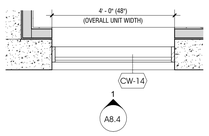
1/2" = 1'-0"

CW-13	WINDOW CW-13		LOCATION:	LOWER FLOOR SOUTH FACING EXTERIOR WINDOWS BEDROOM 3	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1			



1 WINDOW CW-14 ELEVATION

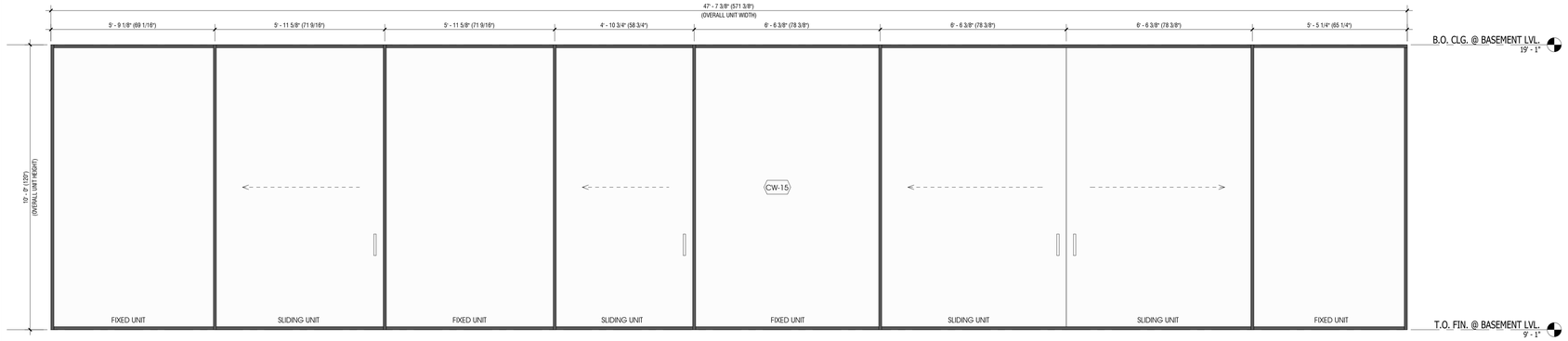
1/2" = 1'-0"



2 WINDOW CW-14 PLAN

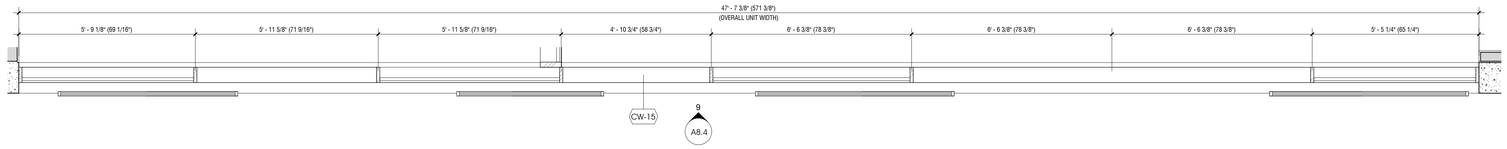
1/2" = 1'-0"

CW-14	WINDOW CW-14		LOCATION:	BASEMENT FLOOR NORTH FACING EXTERIOR WINDOWS GYM/REC ROOM	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1			



9 WINDOW CW-15 ELEVATION

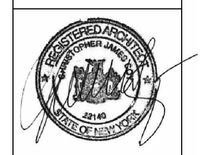
1/2" = 1'-0"



10 WINDOW CW-15 PLAN

1/2" = 1'-0"

CW-15	WINDOW CW-15		LOCATION:	BASEMENT FLOOR EAST FACING EXTERIOR WINDOWS GYM/REC ROOM	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
	UNIT SIZE: SEE DIMS	QTY: 1			



ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

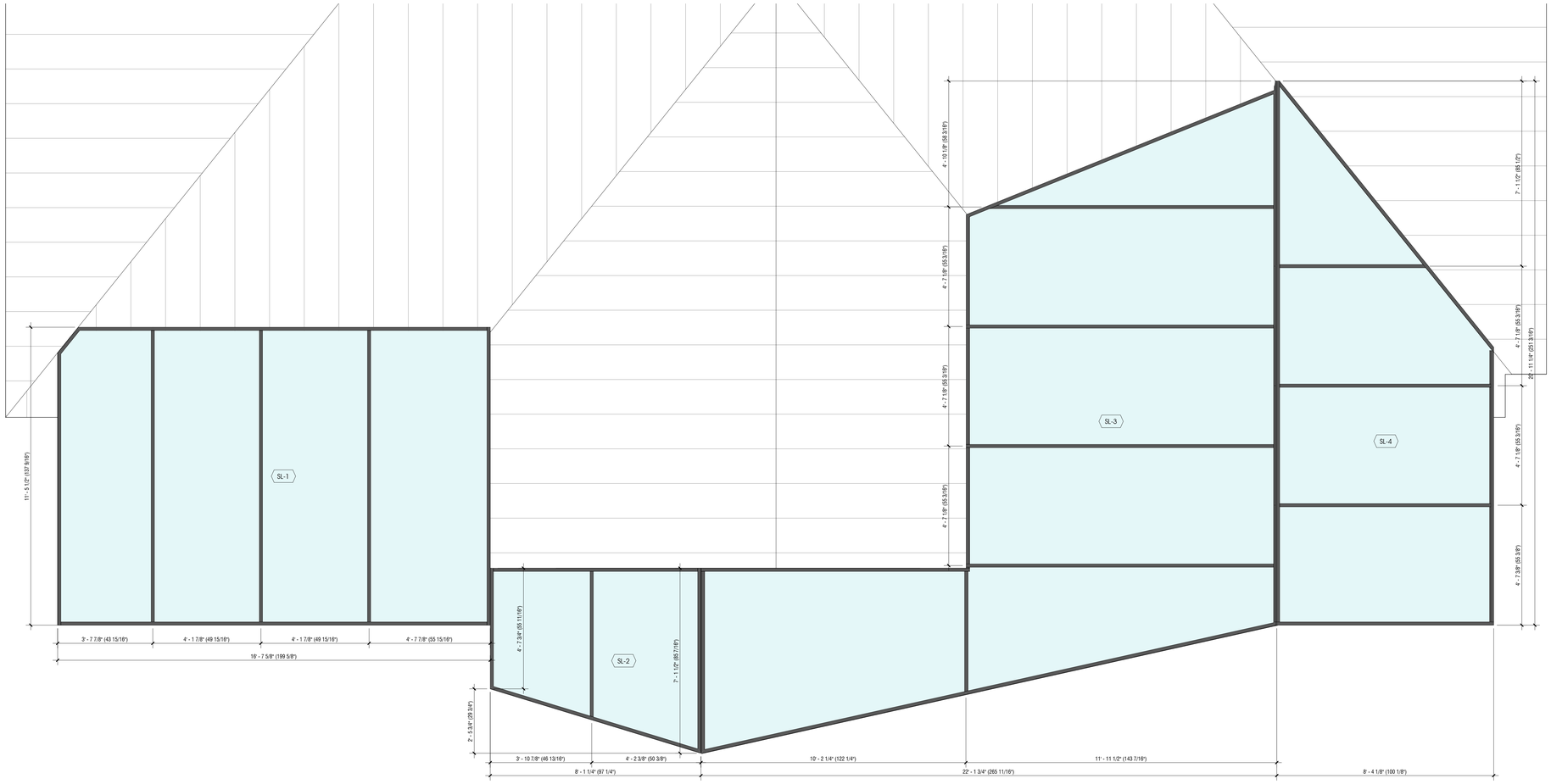
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

WINDOW SCHEDULE

A8.4

2022 JUNE 24



2 SKYLIGHT PLAN

1/2" = 1'-0"

WINDOW SL-1/2/3/4		LOCATION: ROOF LEVEL	ALUMINUM FRAME GLAZING UNIT TO MEET ALL COMPONENT AND CLADDING REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE
UNIT SIZE: SEE DIMS	QTY: 1		

REGISTERED ARCHITECT
WARD FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
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PHONE: 631.537.3555
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BARNES
COY
ARCHITECTS

11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

WINDOW SCHEDULE

A8.5

2022 JUNE 24

RENDERING | FRONT ENTRY

REGISTERED ARCHITECT
WARREN FORMER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
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BARNES
COY
ARCHITECTS

11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

ARCHITECTURAL
FRONT ENTRY
RENDERING

R1.0

2022 JUNE 24

RENDERING | VIEW FROM NORTHEAST

REGISTERED ARCHITECT
WARREN FORMER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

ARCHITECTURAL
RENDERING FROM
NORTHEAST

R2.0

2022 JUNE 24

RENDERING | VIEW FROM SOUTHEAST

REGISTERED ARCHITECT
WARREN FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

ARCHITECTURAL
RENDERING FROM
SOUTHEAST

R3.0

2022 JUNE 24

INTERIOR RENDERING | VIEW FROM FRONT ENTRY LOOKING EAST

INTERIOR RENDERING | VIEW FROM LIVING ROOM LOOKING EAST

REGISTERED ARCHITECT
CHRISTOPHER JAMES COY
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

ARCHITECTURAL
INTERIOR
RENDERINGS

R4.0

2022 JUNE 24

REGISTERED ARCHITECT
JAMES FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

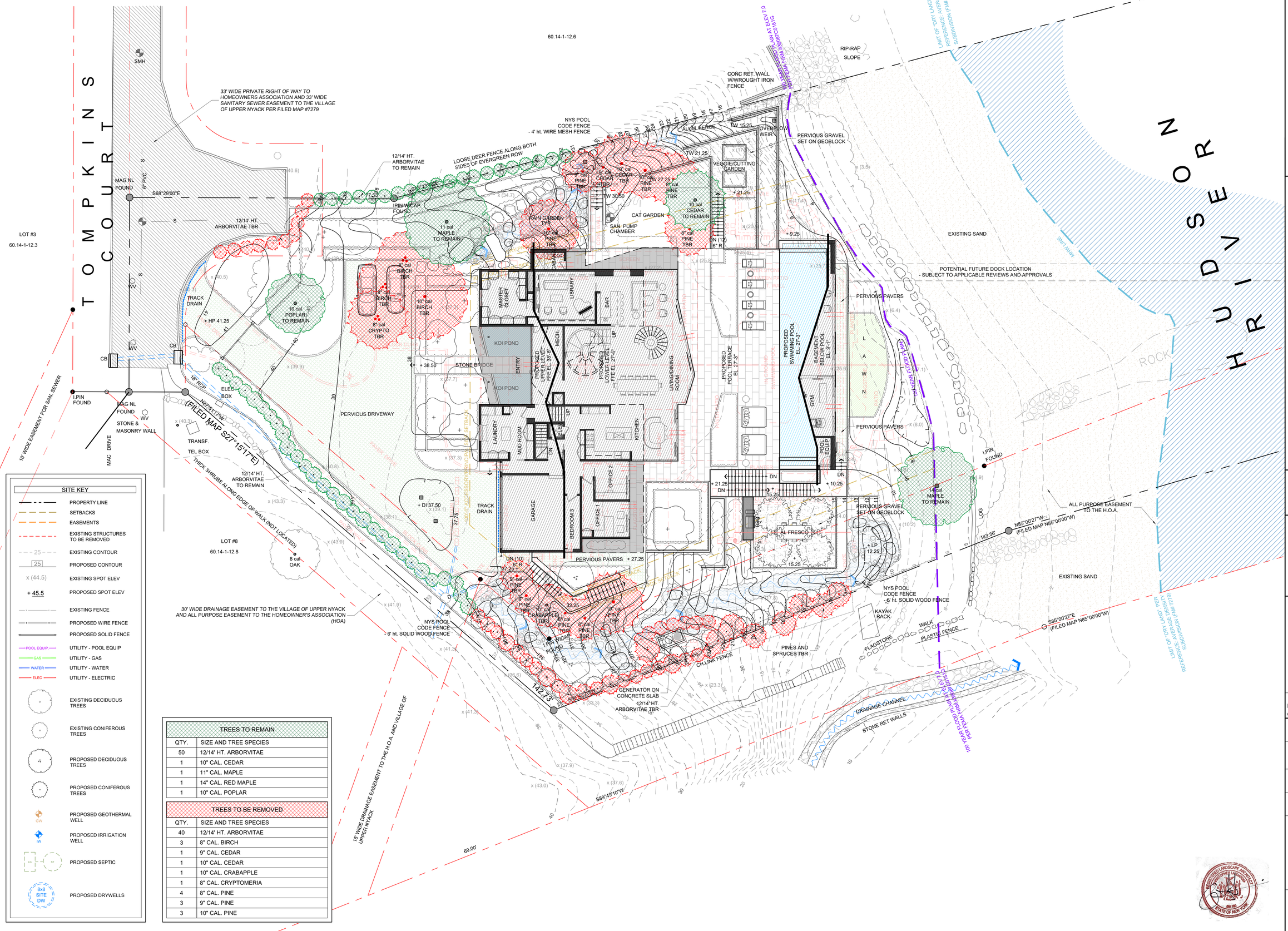
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

IMAGES EXISTING / PROPOSED

R5.0

2022 JUNE 24



SITE KEY

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- EXISTING STRUCTURES TO BE REMOVED
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV
- PROPOSED SPOT ELEV
- EXISTING FENCE
- PROPOSED WIRE FENCE
- PROPOSED SOLID FENCE
- UTILITY - POOL EQUIP
- UTILITY - GAS
- UTILITY - WATER
- UTILITY - ELECTRIC
- EXISTING DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED GEOTHERMAL WELL (GW)
- PROPOSED IRRIGATION WELL (IW)
- PROPOSED SEPTIC (LG, ST)
- PROPOSED DRYWELLS (8x8 SITE DW)

TREES TO REMAIN	
QTY.	SIZE AND TREE SPECIES
50	12/14' HT. ARBORVITAE
1	10" CAL. CEDAR
1	11" CAL. MAPLE
1	14" CAL. RED MAPLE
1	10" CAL. POPLAR

TREES TO BE REMOVED	
QTY.	SIZE AND TREE SPECIES
40	12/14' HT. ARBORVITAE
3	8" CAL. BIRCH
1	9" CAL. CEDAR
1	10" CAL. CEDAR
1	10" CAL. CRABAPPLE
1	8" CAL. CRYPTOMERIA
4	8" CAL. PINE
3	9" CAL. PINE
3	10" CAL. PINE

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY DATED 09/28/2021 BY:
JAY A. GREENWELL, PLS, LLC
85 LAFAYETTE AVE, SUFFERN NY
(845) 357-0830

SCTM#: 60.14 - 1 - 12.7

LOT AREA:
TOTAL AREA BOUND 97,630 SF
TOTAL "DRY LAND" 36,108 SF

ZONE: R30

COVERAGE:
-
WETLANDS:
-
EASEMENT/OTHER:
-

CHANGE ORDERS, DELETIONS, ADDITIONS:
ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWING(S), OR THE ASSOCIATED APPROVED CONTRACT, MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES, ADDITIONS, SUBSTITUTIONS, DELETIONS OR ADJUSTMENTS TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK, THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE FUNDED.

PRELIMINARY
NOT FOR CONSTRUCTION
DATA SHOWN FOR DESIGN DEVELOPMENT ONLY

LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Water Mill, NY. 11976
Phone:631-726-1403
Fax:631-726-1478

DRAWN BY: JL
CHECKED BY: IH

PROJECT:
PROJECT GOOSE

LOCATION:
11 TOMPKINS COURT
UPPER NYACK, NY 10960

DRAWING:
TREE REMOVALS PLAN

SCALE: 1"=10'-0"

DATE: 05-10-2022

ISSUED:
- 04/05/2022 | L1.1 EXIST
- 04/28/2022 | FOR REVIEW
- 05/03/2022 | FOR PERMIT
- 05/10/2022 | FOR PERMIT

PERMIT

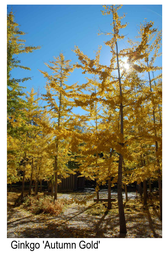
SHEET NUMBER:
L2.1

Shadblow / Serviceberry

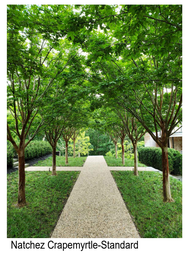
Japanese Maple (specimen)

Red Maple

Japanese Cedar



Ginkgo 'Autumn Gold'



Natchez Crapemyrtle-Standard

Emerald Jewel Boxwood

Japanese Holly

Osmanthus Holly

Doublefile Viburnum

Hay-scented Fern

Purple Lilyturf

Walker's Low Catmint

Pachysandra

Hameln Fountaingrass

Anise Hyssop

Black Cohosh

Creeping Dogwood

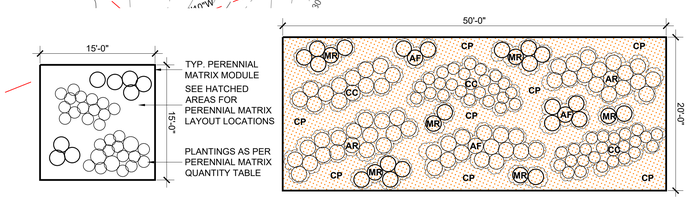
Monarda

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	NOTES
TREES							
AC	6	Amelanchier canadensis	Shadblow / Serviceberry	B&B	10-12' ht.-Clump	Per Plan	Heavy Clump
AP	1	Acer palmatum	Japanese Maple (specimen)	B&B	12-14' ht.	Per Plan	Green/Red Foliage
AR	1	Acer rubrum	Red Maple	B&B	18' ht.	Per Plan	
CJ	23	Cryptomeria japonica	Japanese Cedar	B&B	12-14' ht.	Per Plan	
GB	5	Ginkgo biloba 'Autumn Gold'	Ginkgo 'Autumn Gold'	B&B	5-6" Cal.	Per Plan	Male cultivars only
LI	4	Lagerstroemia indica 'Natchez' - Standard	Natchez Crapemyrtle-Standard	B&B	5" Cal.	Per Plan	Single Stem
SHRUBS							
BM1	130	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	12" ht.	Per Plan	Double Row Hedge
BM2	8	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	2'x2' Rnd.	Per Plan	
BM3	6	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	3'x3' Rnd.	Per Plan	
BM4	4	Buxus microphylla var. koreana	Emerald Jewel Boxwood	B&B	5'x5' Rnd.	Per Plan	
BS	12	Buxus sempervirens	Common Boxwood	B&B	2-5' ht.	Per Plan	Mixed Size
IC1	10	Ilex crenata 'Schwoebel'	Japanese Holly	B&B	5' ht.	Per Plan	
IC2	15	Ilex crenata 'Schwoebel'	Japanese Holly	B&B	6' ht.	Per Plan	
OH	47	Osmanthus heterophyllus 'Gulftide'	Osmanthus Holly	Cont.	6' ht.	30" O.C.	
VP	67	Viburnum plicatum	Doublefile Viburnum	B&B	5-6' ht.	5' O.C.	
GRASSES, GROUNDCOVER & PERENNIALS							
DP	850sf	Dennstaedtia punctilobula	Hay-scented Fern	Cont.	1 Gal.	18" O.C.	
LM	1025sf	Liriope muscari 'Big Blue'	Purple Lilyturf	Plugs	6"	6" O.C.	
NR	50	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	Cont.	1 Gal.	24" O.C.	
PT	275sf	Pachysandra terminalis	Pachysandra	Plugs	6"	6" O.C.	
PA	120	Pennisetum alopecuroides 'Hameln'	Hameln Fountaingrass	Cont.	1 Gal.	18" O.C.	
	700 S.F.	Kentucky Bluegrass Sod	Sod	N/A	Sod	N/A	
VINES							
HH	100	Hedera Helix	English Ivy	Cont.	1 Gal.	12" O.C.	

PERENNIAL MATRIX PLANT SCHEDULE

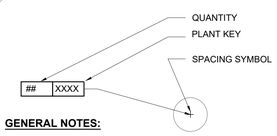
KEY	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	NOTES
GROUNDCOVER							
AC	XX	Astilbe chinensis	Chinese Astilbe	Cont.	1 Gal.	SEE DETAIL	
AF	XX	Agastache foeniculum	Anise Hyssop	Plugs	6 Quart	SEE DETAIL	
AR	XX	Actaea racemosa	Black Cohosh	Plugs	1 Gal.	SEE DETAIL	
CC	XX	Cornus canadensis	Creeping Dogwood	Plugs	1 Gal.	SEE DETAIL	
CP	XX	Carex pennsylvanica	Sedge	Plugs	2-1/2"	SEE DETAIL	
MR	XX	Monarda didyma	Monarda	Plugs	6 Quart	SEE DETAIL	



1 PERENNIAL MATRIX (TYP.)
SCALE: 1/8" = 1'-0"

2 SUNNY PERENNIAL MATRIX LAYOUT (TYP.) - plan view
SCALE: 1/8" = 1'-0"

3 SHADY PERENNIAL MATRIX LAYOUT (TYP.) - plan view
SCALE: 1/8" = 1'-0"



GENERAL NOTES:

1. ALL EXISTING NATIVE AND NON-INVASIVE PLANTS WITHIN THE PROPOSED REVEGETATION AREA WILL BE INVENTORIED AND PRESERVED. ALL INVASIVE PLANT MATERIAL WITHIN THESE REVEGETATION AREAS WILL BE REMOVED BY HAND AND WILL BE REPLACED WITH NATIVE PLANT SPECIES AS INDICATED ON SHEET L4: PLANTING PLAN, DATED NOVEMBER 14, 2014.

2. ALL NATIVE FESCUE LAWN AREAS WILL BE SEEDED WITH A NATIVE FESCUE SEED MIX CONSISTING OF THE FOLLOWING:

- FESTUCA RUBRA: CREEPING RED FESCUE
- FESTUCA LONGIFOLIA: HARD FESCUE
- FESTUCA OVINA: SHEEP FESCUE

THESE NATIVE FESCUE LAWN AREAS WILL NOT BE FERTILIZED FOR ESTABLISHMENT OR ANY OTHER REASON. A DEDICATED IRRIGATION ZONE WILL BE CREATED FOR ALL NATIVE FESCUE LAWN AREAS SO THAT IRRIGATION CAN BE LIMITED TO ESTABLISHMENT.

LANDSCAPE ARCHITECTURE

PROJECT DATA:

BASED ON SURVEY DATED 09/28/2021 BY:
JAY A. GREENWELL, PLS, LLC
85 LAFAYETTE AVE, SUFFERN NY
(845) 357-0830

SCTM#: 60.14 - 1 - 12.7

LOT AREA:
TOTAL AREA BOUND 97,630 SF
TOTAL "DRY LAND" 36,108 SF

ZONE: R30

COVERAGE:
-
WETLANDS:
-
EASEMENT/OTHER:
-

REGISTERED LANDSCAPE ARCHITECT — JAY A. GREENWELL — 000785 — STATE OF NEW YORK

CHANGE ORDERS, DELETIONS, ADDITIONS:
ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWING(S), OR THE ASSOCIATED APPROVED CONTRACT, MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES, ADDITIONS, SUBSTITUTIONS, DELETIONS OR ADJUSTMENTS TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK, THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE FUNDED.

PRELIMINARY
NOT FOR CONSTRUCTION
DATA SHOWN FOR DESIGN DEVELOPMENT ONLY

LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Walter Mill, NY 11976
Phone:631-726-1403
Fax:631-726-1478

DRAWN BY: JL
CHECKED BY: IH

PROJECT:
PROJECT GOOSE

LOCATION:
11 TOMPKINS COURT
UPPER NYACK, NY 10960

DRAWING:
PLANTING PLAN

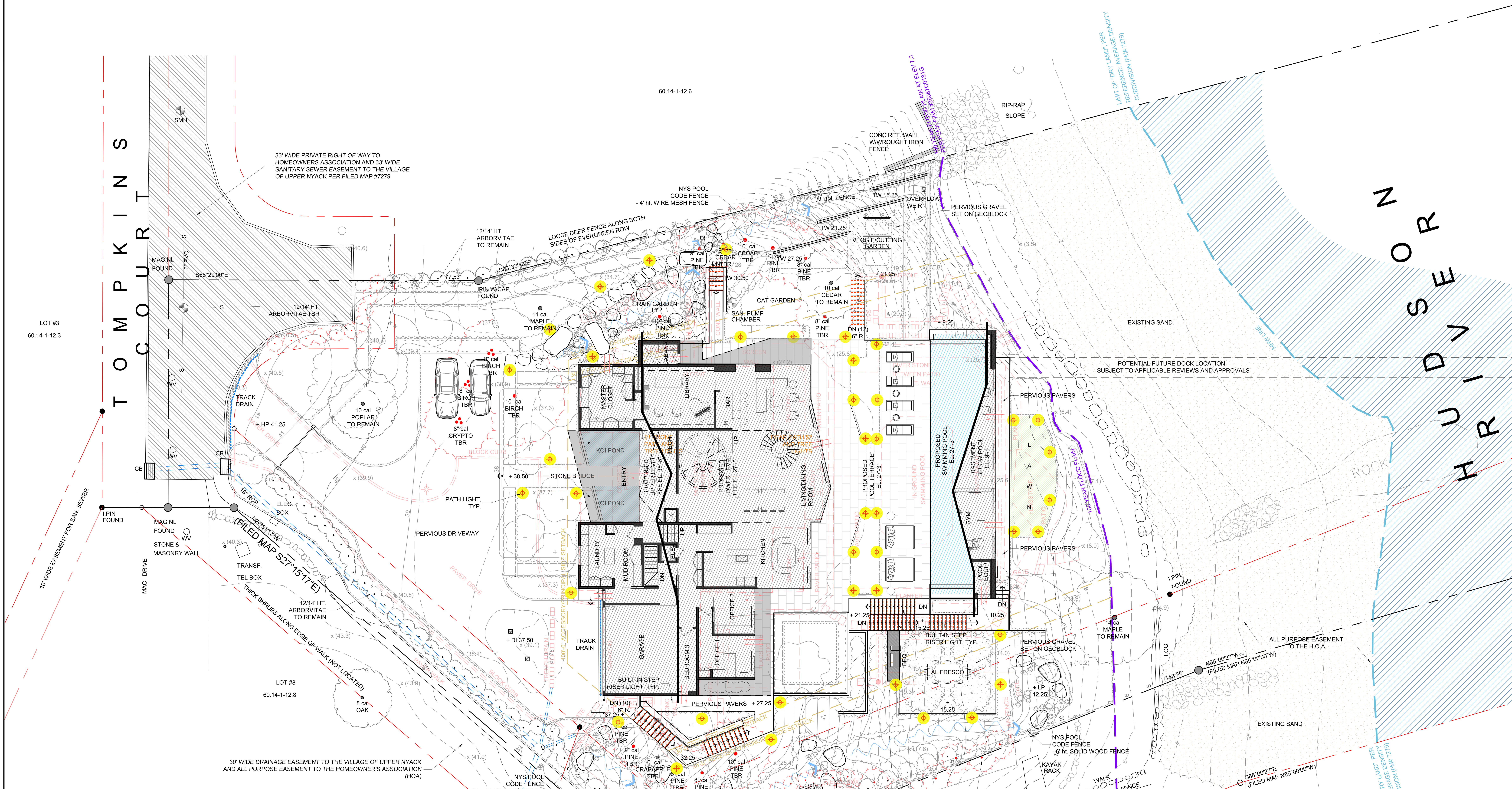
SCALE: 1"=10'-0"

DATE: 05-10-2022

ISSUED:
- 04/05/2022 | L1.1 EXIST
- 04/28/2022 | FOR REVIEW
- 05/03/2022 | FOR PERMIT
- 05/10/2022 | FOR PERMIT

PERMIT

SHEET NUMBER:
L5.1



LIGHTING KEY

PATH LIGHT
'COPPER MOON'-200
DIRECTIONAL PATH LIGHT
BLACK FINISH (CM.200)
- QUANTITY (41)

LINEAR LED LIGHTING
'LUMINII' BOSCA WET
- ALUMINUM FINISH
- QUANTITY (72)

$ NOTE: CONTRACTOR TO PROVIDE ALL SWITCHING AND TRANSFORMERS. LOCATIONS PER GC. SEPARATE SWITCHES TO BE PROVIDED FOR TREE UP-LIGHTS, PATH LIGHTS, AND LED STRIP LIGHTS.

EXISTING LIGHT FIXTURES TO BE RE-USED. VERIFY LIGHT FIXTURE LOCATIONS & WIRING IN FIELD.

FRONT OF HOUSE:

PROVIDE LUTRON CASETA SOFTWARE (OR EQUAL) WITH IPHONE/IPAD INTEGRATION.

$1 PROVIDE SWITCH DEDICATED TO **PATH LIGHTS AND WALL LIGHTS.**

FIXTURES TO BE DIMMABLE AND WATER SAFE.

BACK OF HOUSE:

$2 PROVIDE SWITCH DEDICATED TO **PATH LIGHTS AND WALL LIGHTS.**

FIXTURES TO BE DIMMABLE AND WATER SAFE.

POOL CONTRACTOR TO PROVIDE LUTRON CASETA SOFTWARE (OR EQUAL) WITH IPHONE/IPAD INTEGRATION.

NOTE:
PROPOSED ELECTRICAL PLAN IS DEVELOPED IN COMPLIANCE WITH GENERAL LIGHTING STANDARDS AND 'DARK SKY' CRITERIA AS DESCRIBED IN SECTION 6.6.1 OF THE VILLAGE OF UPPER NYACK ZONING LAWS

LANDSCAPE ARCHITECTURE

PROJECT DATA:
BASED ON SURVEY DATED 09/28/2021 BY:
JAY A. GREENWELL, PLS, LLC
85 LAFAYETTE AVE, SUFFERN NY
(845) 357-0830

SCTM#: 60.14 - 1 - 12.7

LOT AREA:
TOTAL AREA BOUND 97,630 SF
TOTAL "DRY LAND" 36,108 SF

ZONE: R30

COVERAGE:
-
WETLANDS:
-
EASEMENT/OTHER:
-

CHANGE ORDERS, DELETIONS, ADDITIONS:
ANY MODIFICATIONS TO WORK OUTLINED IN THE ATTACHED DRAWING(S), OR THE ASSOCIATED APPROVED CONTRACT, MUST BE APPROVED IN WRITING BEFORE EXECUTING THE WORK. THIS INCLUDES, ADDITIONS, SUBSTITUTIONS, DELETIONS OR ADJUSTMENTS TO THE SCOPE OF APPROVED WORK. ANY INVOICES FOR ADDITIONAL WORK, THAT HAS NOT BEEN APPROVED IN WRITING, SHALL BE CONSIDERED INVALID AND WILL NOT BE FUNDED.

PRELIMINARY
NOT FOR CONSTRUCTION
DATA SHOWN FOR DESIGN
DEVELOPMENT ONLY

LaGuardia Design Landscape Architects
38 Scuttle Hole Road
Water Mill, NY 11976
Phone:631-726-1403
Fax:631-726-1478

DRAWN BY: JL
CHECKED BY: IH

PROJECT:
PROJECT GOOSE

LOCATION:
11 TOMPKINS COURT
UPPER NYACK, NY 10960

DRAWING:
ELECTRICAL PLAN

SCALE:	DATE:
1"=10'-0"	05-10-2022

ISSUED:
- 04/05/2022 | L1.1 EXIST
- 04/28/2022 | FOR REVIEW
- 05/03/2022 | FOR PERMIT
- 05/10/2022 | FOR PERMIT

PERMIT

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER LAGUARDIA
001180
STATE OF NEW YORK

SHEET NUMBER:
L6.1

LANDSCAPE RENDERING | VIEW FROM NORTHEAST

REGISTERED ARCHITECT
WARD FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

LANDSCAPE
RENDERING FROM
NORTHEAST

L7.1

2022 JUNE 24

LANDSCAPE RENDERING | VIEW FROM SOUTHEAST

REGISTERED ARCHITECT
WARREN FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

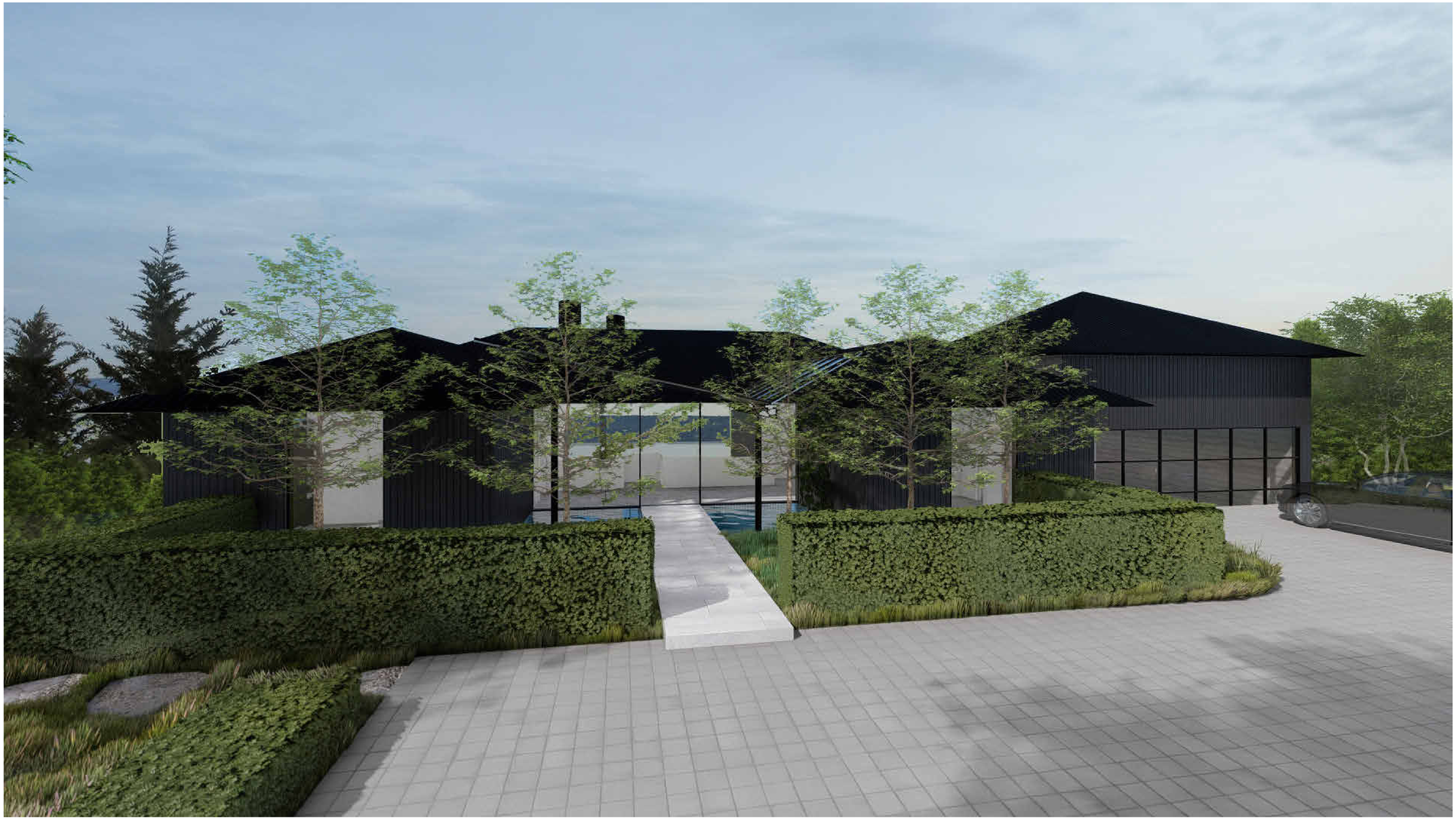
11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

LANDSCAPE
RENDERING FROM THE
SOUTHEAST

L7.2

2022 JUNE 24



LANDSCAPE RENDERING | FRONT ENTRY

REGISTERED ARCHITECT
WARREN FORMER JAMES
22140
STATE OF NEW YORK

ISSUED:

PLANNING BOARD: 2022.05.12

ARB SUBMISSION: 2022.06.24

CONSTRUCTION SET:

REVISION:

BRIDGEHAMPTON:

1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY

PHONE: 631.537.3555
FAX: 631.537.0558

BARNES
COY
ARCHITECTS

11 TOMPKINS COURT
RESIDENCE

NYACK, NEW YORK

LANDSCAPE
RENDERING OF THE
FRONT ENTRY

L7.3

2022 JUNE 24

DRAWINGS PREPARED FOR

PROJECT GOOSE SITE PLAN

VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

OWNER:
ADAM BUDGOR & SORAYA SCROGGINS
11 TOMPKINS COURT
UPPER NYACK NY 10960

APPLICANT:
ADAM BUDGOR & SORAYA SCROGGINS
11 TOMPKINS COURT
UPPER NYACK NY 10960

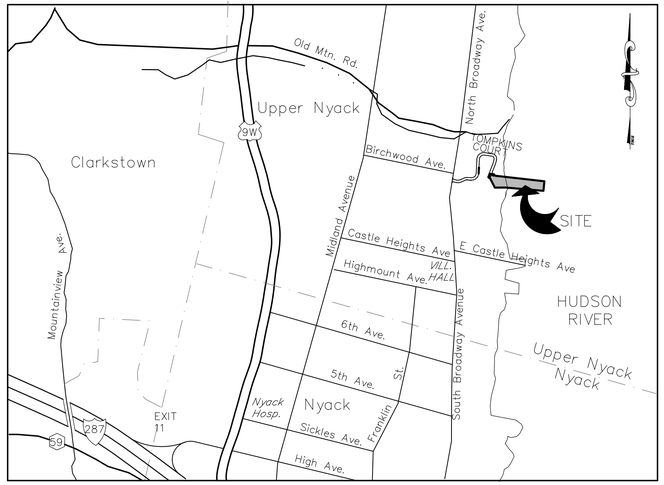
SITE ENGINEER:
BROOKER ENGINEERING P.L.L.C.
74 LAFAYETTE AVENUE, SUITE 501
SUFFERN, NEW YORK 10901
(845) 357–4411

LAND SURVEYOR:
JAY A. GREENWELL, PLS, LLC
34 WAYNE AVE, 2ND. FLOOR
SUFFERN, NY 10901
(845) 357–08301

ARCHITECT:
BARNES COY ARCHITECTS
1936 MONTAUK HIGHWAY
PO BOX 763
BRIDGEHAMPTON, NY 11932
(631) 537–3555

ATTORNEY:
DONALD BRENNER, P.E., LL.B.
4 INDEPENDENCE AVENUE
TAPPAN, NY 10983
PHONE: (845) 359–2210

LANDSCAPE ARCHITECT:
LAGUARDIA DESIGN LANDSCAPE ARCHITECT
38 SCUTTLE HOLE ROAD
WATER MILL, NY 11976
(631)–726–1478



LOCATION MAP
SCALE 1" = 1000'

NOTES:

1. THIS IS A SITE PLAN OF LOT 12.7, BLOCK 1, SECTION 60.14 OF THE TOWN OF UPPER NYACK TAX MAPS.
2. PROPERTY ADDRESS: 11 TOMPKINS COURT UPPER NYACK NY 10960
3. AREA OF TRACT: 97,630 SF
4. ZONE: R-30
5. RECORD OWNER: ADAM BUDGOR & SORAYA SCROGGINS
6. APPLICANT: ADAM BUDGOR & SORAYA SCROGGINS
7. FIRE DISTRICT: VAL COTTAGE FD012
8. SCHOOL DISTRICT: NYACK UFCSD 392404
9. WATER DISTRICT: CONSOL. WD011
10. WATER SUPPLY: VEOLIA WATER COMPANY
11. SEWER DISTRICT: VILLAGE OF UPPER NYACK MUNICIPAL SYSTEM
12. DATUM: NAVD 88
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO BUILDING SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCHES DIAMETER.
14. MINIMUM SIGHT DISTANCE FROM NEW DRIVEWAY 200'+ TO THE NORTH MEETS AASHTO STANDARDS.

DRAWING LIST:

SITE PLAN DRAWINGS (BROOKER ENGINEERING, PLLC)

		ORIGINAL DATE	LAST REVISED DATE
SI-1	TITLE SHEET	05/03/2022	06/24/2022
SI-2	SITE PLAN	05/03/2022	06/24/2022
SI-3	EXISTING CONDITIONS AND DEMOLITION PLAN	05/03/2022	06/24/2022
SI-4	GRADING AND UTILITY PLAN	05/03/2022	06/24/2022
SI-5	SOIL EROSION & SEDIMENT CONTROL PLAN	05/03/2022	06/24/2022
SI-6	CONSTRUCTION DETAILS	05/03/2022	06/24/2022

SURVEY DRAWINGS (JAY A. GREENWELL, PLS, LLC)

	ORIGINAL DATE	LAST REVISED DATE
EXISTING CONDITIONS SURVEY	09/28/2021	06/24/2022
SLOPE CATEGORY MAP	04/18/2021	06/24/2022

LANDSCAPE DRAWINGS (LAGUARDIA DESIGN LANDSCAPE ARCHITECT)

	ORIGINAL DATE	LAST REVISED DATE
L2.1 TREE REMOVALS PLAN	04/29/2022	06/24/2022
L5.1 PLANTING PLAN	04/29/2022	06/24/2022
L6.1 ELECTRICAL PLAN	04/29/2022	06/24/2022

APPROVED FOR FILING

OWNER/APPLICANT ADAM BUDGOR & SORAYA SCROGGINS DATE

APPROVED BY RESOLUTION OF THE VILLAGE OF UPPER NYACK PLANNING BOARD ON _____

CHAIRMAN DATE

REV	DESCRIPTION	BY	DATE
2	PER 06/23/22 PB COMMNETS	AP	06/24/22
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

DISCLAIMER:
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BROOKER ENGINEERING, PLLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501, Suffern, NY 10901, (845) 357–4411
22 Paris Avenue, Suite 105, Rockleigh, NJ 07647, (201) 684–1221

PROJECT:
PROJECT GOOSE SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
TITLE SHEET

STATE OF NEW YORK · KENNETH H. DEGENNARO · 076214 · LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

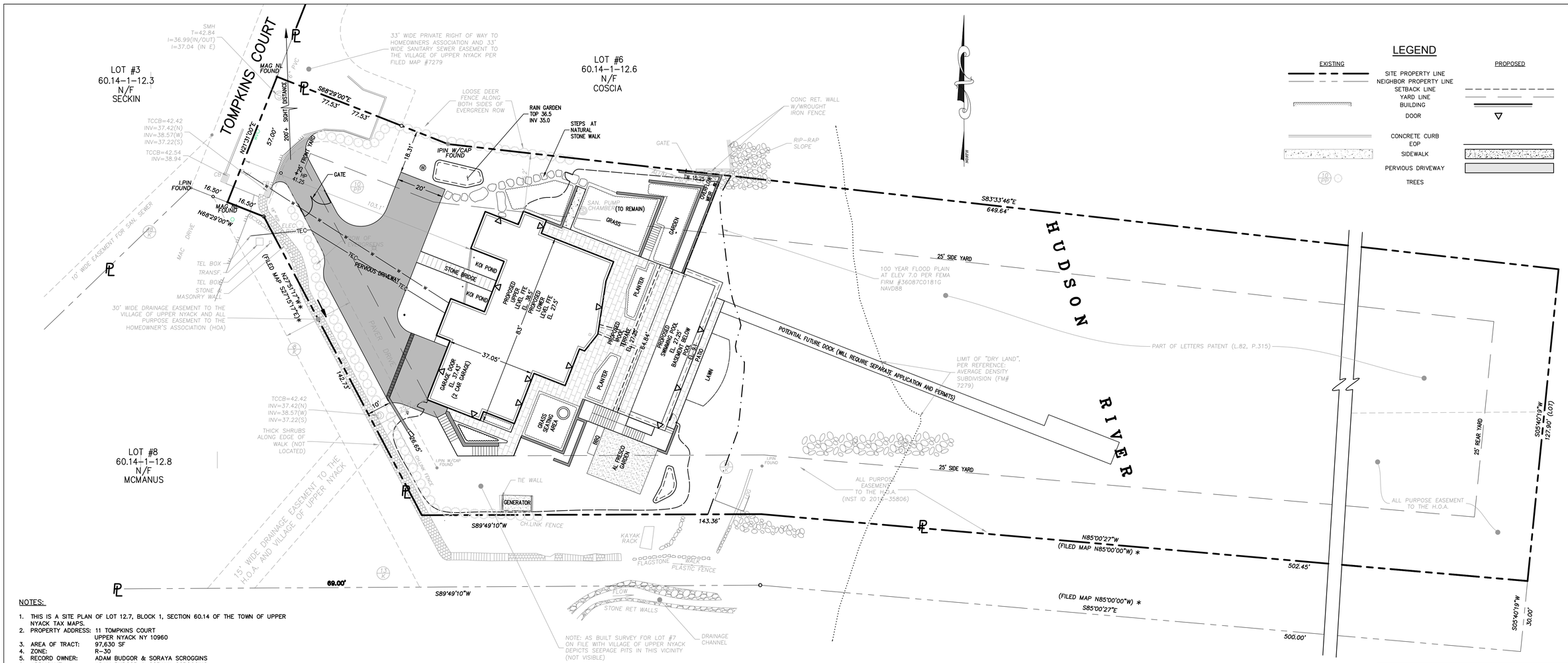
PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: 1"=20

GRAPHIC SCALE: 0 20' 40'

DATE: 05/03/2022

DRAWING NO: **SI–1**

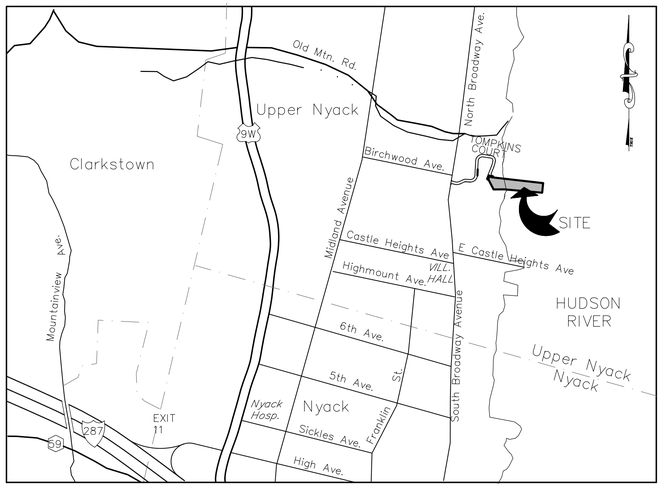


LEGEND

EXISTING		PROPOSED
	SITE PROPERTY LINE	
	NEIGHBOR PROPERTY LINE	
	SETBACK LINE	
	YARD LINE	
	BUILDING	
	DOOR	
	CONCRETE CURB EOP	
	SIDEWALK	
	PERVIOUS DRIVEWAY	
	TREES	

NOTES:

1. THIS IS A SITE PLAN OF LOT 12.7, BLOCK 1, SECTION 60.14 OF THE TOWN OF UPPER NYACK TAX MAPS.
2. PROPERTY ADDRESS: 11 TOMPKINS COURT, UPPER NYACK NY 10960
3. AREA OF TRACT: 97,630 SF
4. ZONE: R-30
5. RECORD OWNER: ADAM BUDGOR & SORAYA SCROGGINS
6. APPLICANT: ADAM BUDGOR & SORAYA SCROGGINS
7. FIRE DISTRICT: VAL COTTAGE FD012
8. SCHOOL DISTRICT: NYACK UFCSD 392404
9. WATER DISTRICT: CONSOL. WD011
10. WATER SUPPLY: VEOLIA WATER COMPANY
11. SEWER DISTRICT: VILLAGE OF UPPER NYACK MUNICIPAL SYSTEM
12. DATUM: NAVD 88
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE CONNECTIONS TO BUILDING SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCHES DIAMETER.
14. MINIMUM SIGHT DISTANCE FROM NEW DRIVEWAY 200'+ TO THE NORTH MEETS AASHTO STANDARDS.



LOCATION MAP

SCALE 1" = 1000'

BULK TABLE ZONE R-30

	GROSS LOT AREA	MIN NET LOT AREA	MIN LOT WIDTH	MINIMUM FRONTAGE	MIN FRONT YARD	MIN SIDE YARD	MIN TOTAL SIDE YARDS	MIN REAR YARD	MAX BLDG HEIGHT	DEVELOPMENT COVERAGE (TOTAL)	BUILDING COVERAGE (PRIMARY BLDG)	F.A.R (MAX.)	MIN DISTANCE BETWEEN BLDGS ON SAME LOT	MIN SETBACK FOR PARKING AREAS & ACCESS DRIVEWAYS FROM ANY LOT LINE	PROPOSED AREA OF DISTURBANCE
REQUIRED	N/A	25,000 SF PER MAP 7279	100 FT	0 FT PER MAP 7279	25 FT PER MAP 7279	25 FT PER MAP 7279	50 FT PER MAP 7279	25 FT PER MAP 7279	35 FT PER MAP 7279	25% PER MAP 7279	12% PER MAP 7279	0.20	10 FT	5 FT	SLOPE 40% OR GREATER (NO DISTURBANCE ALLOWED) SLOPE 25-39% (NO MORE THAN 20% ALLOWED) SLOPE 15-24% (NO MORE THAN 35% ALLOWED)
EXISTING	N/A	36,108 SF [1]	140 FT	57 FT± [2]	103.1 FT	25.0 FT	50.2 FT	500 FT+	31.5 FT	25%	9.1%	0.13	N/A	8.58 FT	N/A
PROPOSED	N/A	36,108 SF [1]	140 FT	57' FT± [2]	103.1 FT	25.0 FT	50.2 FT	500 FT+	33.5 FT	36.2% [3,6]	17.9% [4,6]	0.22 [5,6]	N/A	10.0 FT	SLOPE 40% OR GREATER = 2,125 SF (100% PROPOSED DISTURBANCE) [6] SLOPE 25-39% = 1,847 SF (100% PROPOSED DISTURBANCE) [6] SLOPE 15-24% = 1,238 SF (100% PROPOSED DISTURBANCE) [6]

[1] TOTAL AREA BOUNDED BY RECORD DESCRIPTION = 97,630 SF
TOTAL AREA "DRY LAND" PER REFERENCE FILED MAP AND LOT SURVEYS ON FILE WITH THE VILLAGE OF UPPER NYACK BUILDING DEPARTMENT = 36,108 SF±

[2] FRONTAGE ON A PRIVATE ROAD

[3] DEVELOPMENT COVERAGE: 13,089 SF / 36,108 SF = 36.2% INCLUDING 4,361 SF OF POROUS PAVEMENTS AND FEATURES. EXCLUDING POROUS COVERAGE, IMPERVIOUS SURFACE COVERAGE 8,728 SF / 36,108 SF = 24.2%

[4] BUILDING COVERAGE: 6,454 SF / 36,108 SF = 17.9% INCLUDING 2,438 SF (BASEMENT BENEATH THE POOL DECK) + 4,016 S.F. (MAIN HOUSE FOOTPRINT). SEE BUILDING COVERAGE DRAWING BY BARNES COY ARCHITECTS DATED 06/23/22
EXCLUDING BASEMENT BENEATH THE POOL DECK, BUILDING COVERAGE 4,016 SF / 36,108 SF = 11.1%

[5] FAR: 8,108 SF / 36,108 SF = 0.22 = UPPER LEVEL: 3,099 SF, LOWER LEVEL: 3,527 SF, BASEMENT BENEATH THE POOL DECK: 1,482 S.F. (SEE FAR DRAWINGS BY BARNES COY ARCHITECTS DATED 06/23/2022) EXCLUDING BASEMENT WITH HEADROOM OF 7'-0" OR LESS.
BENEATH THE POOL DECK, FAR 6,626 / 36,108 SF = 0.18.

[6] VARIANCE REQUIRED

NOTE:
EXISTING FEATURES TO BE REMOVED NOT SHOWN ON THIS PLAN FOR CLARITY. SEE EXISTING CONDITIONS AND DEMOLITION PLAN (DWG # Si-3).

DRAWING LIST:

SITE PLAN DRAWINGS (BROOKER ENGINEERING, PLLC)

		ORIGINAL DATE	LAST REVISED DATE
Si-1	TITLE SHEET	05/03/2022	06/24/2022
Si-2	SITE PLAN	05/03/2022	06/24/2022
Si-3	EXISTING CONDITIONS AND DEMOLITION PLAN	05/03/2022	06/24/2022
Si-4	GRADING AND UTILITY PLAN	05/03/2022	06/24/2022
Si-5	SOIL EROSION & SEDIMENT CONTROL PLAN	05/03/2022	06/24/2022
Si-6	CONSTRUCTION DETAILS	05/03/2022	06/24/2022

APPROVED FOR FILING

OWNER/APPLICANT ADAM BUDGOR & SORAYA SCROGGINS DATE

APPROVED BY RESOLUTION OF THE VILLAGE OF UPPER NYACK PLANNING BOARD ON _____

CHAIRMAN DATE

REV	DESCRIPTION	BY	DATE
2	PER 06/23/22 PB COMMNETS	AP	06/24/22
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

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BROOKER ENGINEERING, PLLC
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYOROLOGICAL SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501, Suffern, NY 10901, (845) 357-4411
22 Pavis Avenue, Suite 105, Rockleigh, NJ 07647, (201) 684-1221

PROJECT:
PROJECT GOOSE SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
SITE PLAN

STATE OF NEW YORK KENNETH H. DEGENNARO 076214 LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

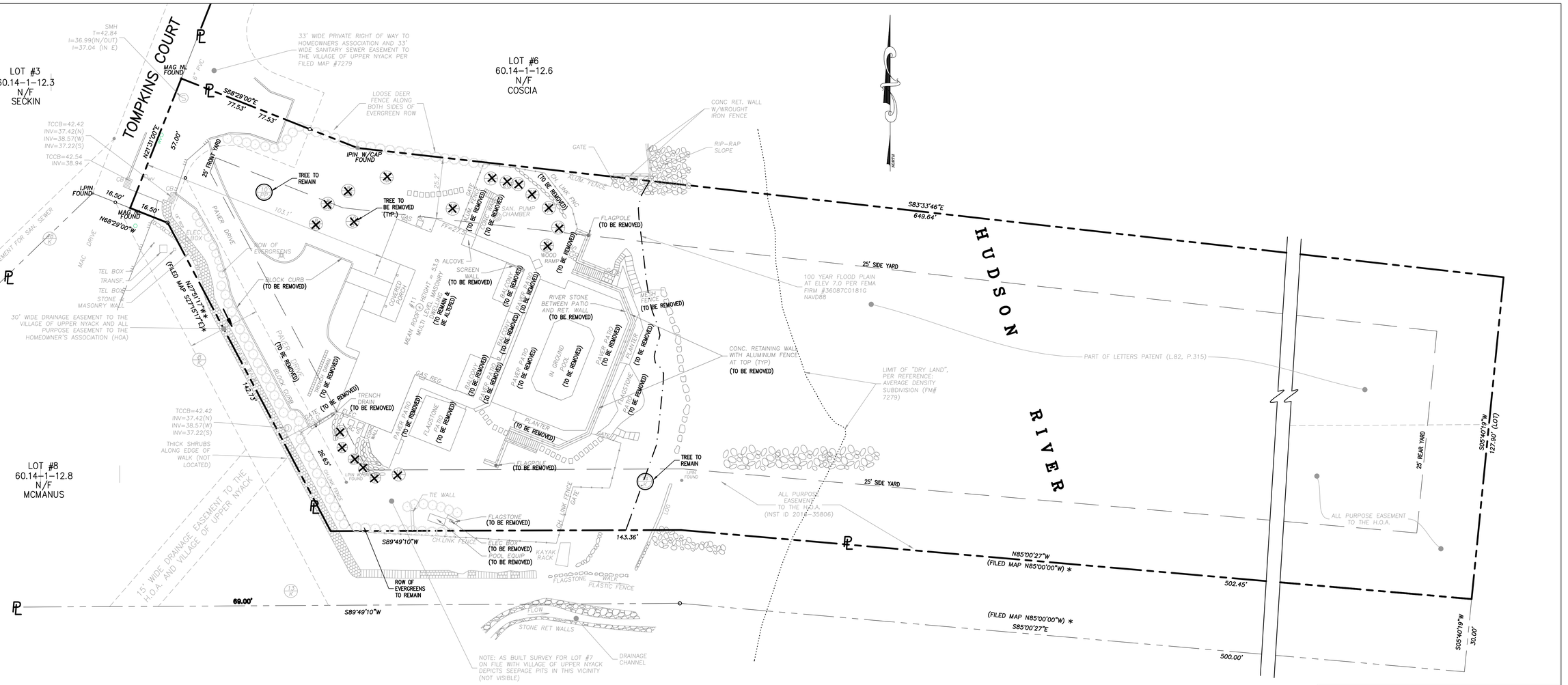
SCALE: 1"=20

GRAPHIC SCALE: 0 20' 40'

DATE: 05/03/2022

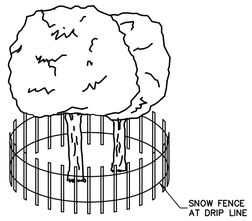
DRAWING NO: Si-2

P:\RBE\21\21240_Dwg\Rev 2\Site Plan.dwg, 6/23/2022 5:30:19 PM, ssinnp



TREE TO BE REMOVED

TREE TO BE PROTECTED DURING CONSTRUCTION



NOTE:
PROVIDE PROTECTION FOR TREES TO REMAIN WITHIN THE LIMIT OF DISTURBANCE

TREE PROTECTION DETAIL

N.T.S.

REV	DESCRIPTION	BY	DATE
2	PER 06/23/22 PB COMMNETS	AP	06/24/22
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

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LAND DEVELOPMENT MUNICIPAL STRUCTURAL HYDROLOGICAL SURVEYING
www.BrookerEngineering.com
74 Lafayette Avenue, Suite 501
Suffern, NY 10901
(845) 357-4411
22 Paris Avenue, Suite 105
Rockleigh, NJ 07647
(201) 684-1221

PROJECT:
PROJECT GOOSE
SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

STATE OF NEW YORK · KENNETH H. DEGENNARO · 076214 · LICENSED PROFESSIONAL ENGINEER

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

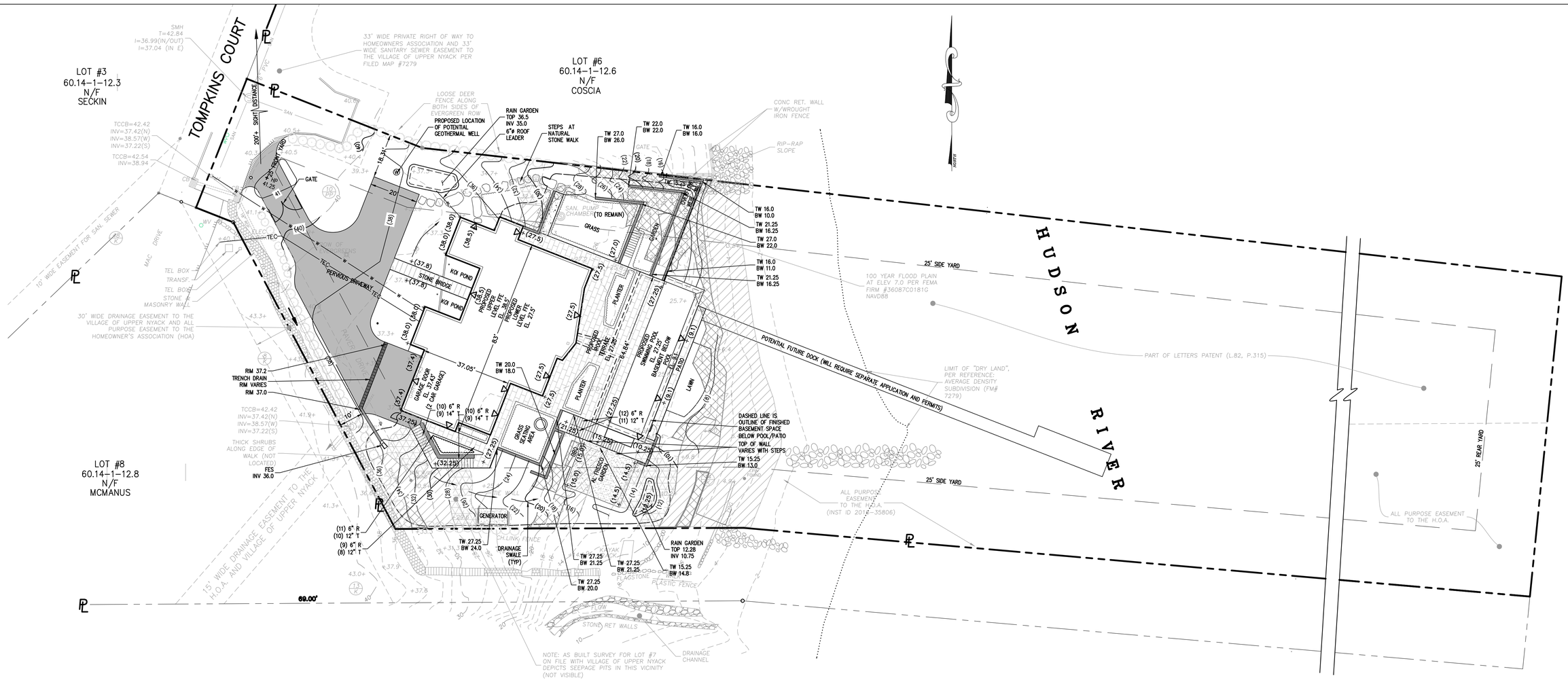
PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: 1"=20

GRAPHIC SCALE: 0 20' 40'

DATE: 05/03/2022

DRAWING NO: **SI-3**



SLOPE CATEGORIES	TOTAL AREA	SLOPE DEDUCTION	LIMITATION OF DISTURBANCE PER SECT. 6.7.1	AMOUNT OF DISTURBANCE PROPOSED
SLOPE 40% OR GREATER	2125 SF	N/A *	(NO DISTURBANCE PERMITTED WITHOUT VARIANCE)	100%
SLOPE 25%-39%	1847 SF	N/A *	NO MORE THAN 20% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	100%
SLOPE 15%-24%	1238 SF	N/A *	NO MORE THAN 35% OF THIS AREA MAY BE DISTURBED WITHOUT VARIANCE)	100%

* NET LOT AREA DETERMINED BY AVERAGE DENSITY SUBDIVISION (FILED MAP #7279)

LEGEND

EXISTING		PROPOSED
	SITE PROPERTY LINE	
	NEIGHBOR PROPERTY LINE	
	SETBACK LINE	
	YARD LINE	
	BUILDING	
	DOOR	
	CONCRETE CURB	
	EOP	
	SIDEWALK	
	PERVIOUS DRIVEWAY	
	TREES	
330	CONTOUR	(588)
×318.5	SPOT GRADE	+(325.0)
	CATCH BASIN	
	OUTLET STRUCTURE	
	FLOOR DRAIN	
D	DRAINAGE PIPE	
	DRAINAGE MANHOLE	
S	SANITARY MANHOLE	
	CLEAN OUT	
SAN	SANITARY PIPE	
	SANITARY HOUSE CONNECTION	HC HC
WS WS	WATER SERVICE	W W
	GAS SERVICE	GS GS
U/G TESC	TELEPHONE, ELECTRIC AND CABLE SERVICE	TEC RL
WV	WATER VALVE	
W	WATER MAIN	
GV	GAS VALVE	
G G	GAS MAIN	
OHU	OVERHEAD UTILITIES	

REV	DESCRIPTION	BY	DATE
2	PER 06/23/22 PB COMMNETS	AP	06/24/22
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

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74 Lafayette Avenue, Suite 501, Suffern, NY 10901, (845) 357-4411
22 Paris Avenue, Suite 105, Rockleigh, NJ 07647, (201) 684-1221

PROJECT:
PROJECT GOOSE SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
GRADING AND DRAINAGE PLAN

STATE OF NEW YORK — KENNETH H. DEGENNARO — LICENSED PROFESSIONAL ENGINEER — 076214

KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

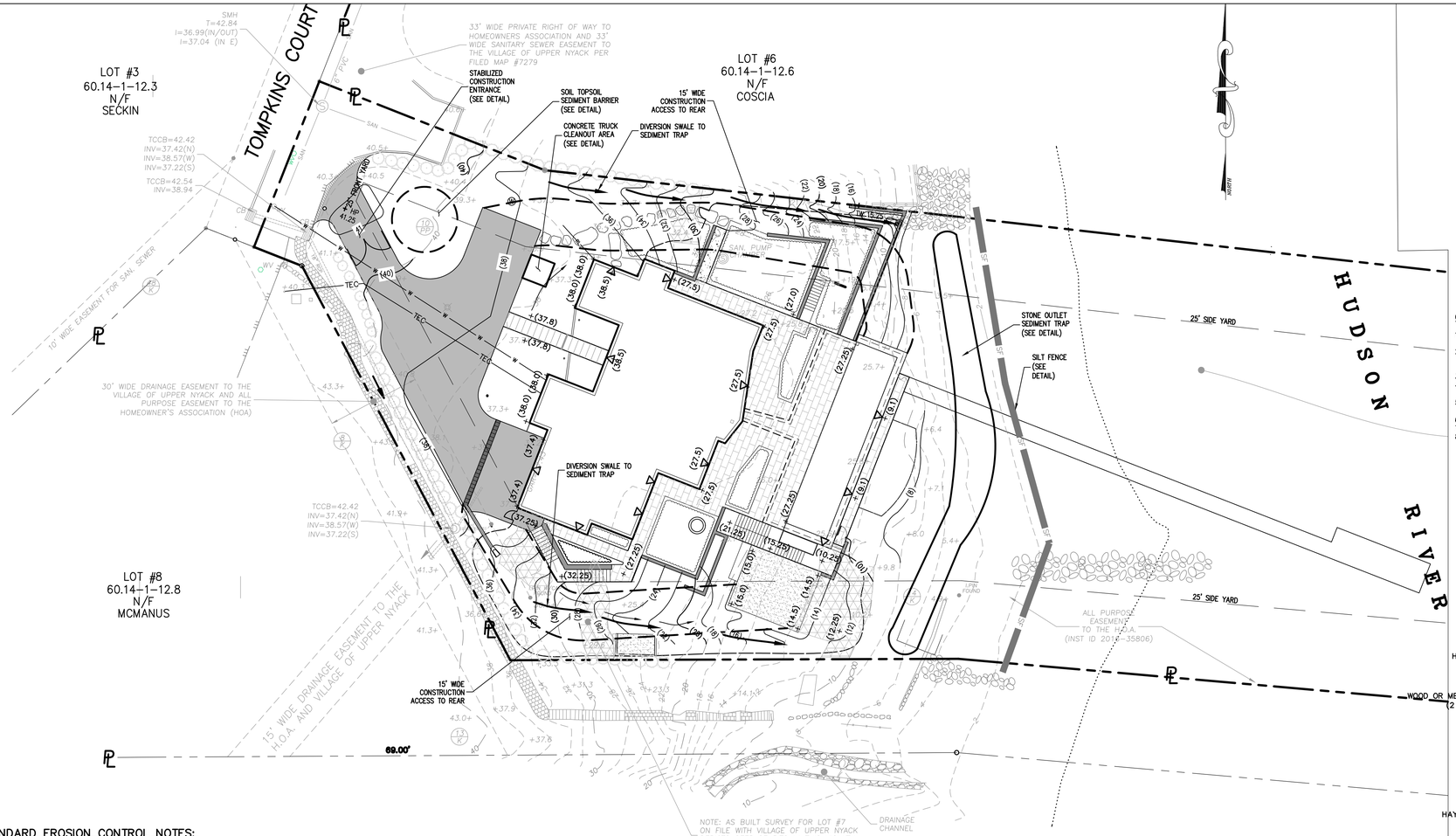
SCALE: 1"=20

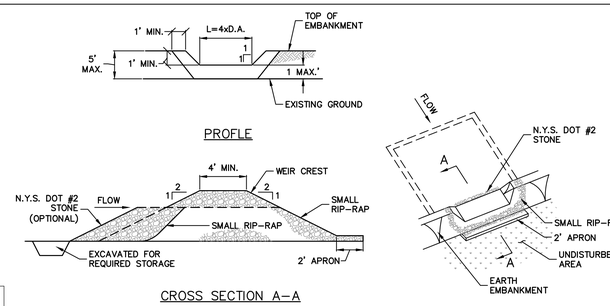
GRAPHIC SCALE: 0 20' 40'

DATE: 05/03/2022

DRAWING NO: SI-4

P:\BRE\21\21240_Dwg\Rev 2\Site Plan.dwg, 6/23/2022 5:30:41 PM, ssimp





CROSS SECTION A–A

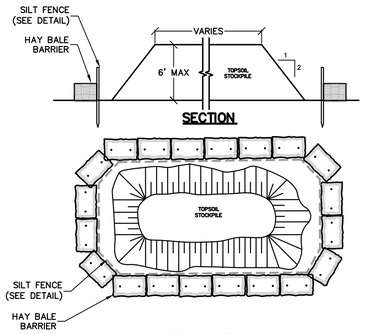
OPTION: A ONE FOOT LAYER OF N.Y.S. DOT #2 STONE MAY BE PLACED ON THE UPSTREAM SIDE OF THE RIP–RAP IN PLACE OF THE EMBEDDED FILTER CLOTH

CONSTRUCTION SPECIFICATIONS:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MATERIAL. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OVER–SIZED STONES, ROCKS, ORGANIC MATERIAL OF OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. THE STONE USED IN THE OUTLET SHALL BE SMALL RIP–RAP 4"–8" ALONG WITH A 1" THICKNESS OF 2" AGGREGATE PLACED ON THE UP–GRADE SIDE ON THE SMALL RIP–RAP OR EMBEDDED FILTER CLOTH IN THE RIP–RAP.
5. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN OF THE TRAP, IT SHALL BE PLACED ON SITE AND STABILIZED.
6. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
7. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENT ARE CONTROLLED.
8. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

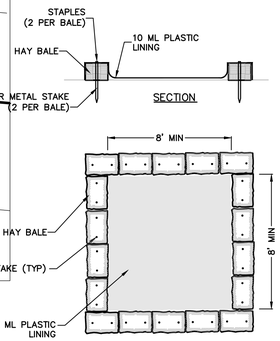
STONE OUTLET SEDIMENT TRAP ST–II

N.T.S.



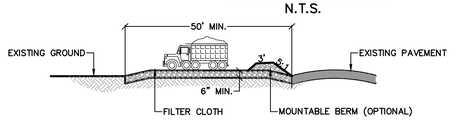
SOIL STOCKPILE SEDIMENT BARRIER

N.T.S.

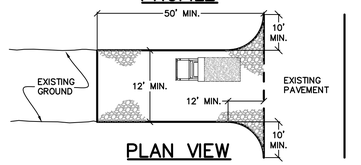


CONCRETE TRUCK CLEANOUT AREA

N.T.S.



PROFILE



STANDARD EROSION CONTROL NOTES:

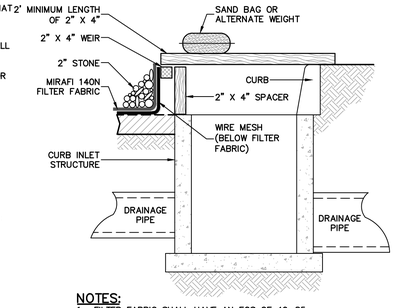
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, AND SHALL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
4. STOCKPILES ARE NOT TO BE LOCATED WITHIN A FLOODPLAIN, BUFFER, ON A SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A HAY BALE SEDIMENT BARRIER OR SILT FENCE.
5. A CRUSHED STONE, VEHICLE WHEEL–CLEANING BLANKET SHALL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
6. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE WORK AREA OR ONTO PUBLIC RIGHT–OF–WAY, SHALL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
7. DUST SHALL BE CONTROLLED AT ALL TIMES IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
8. TREES TO REMAIN AFTER CONSTRUCTION WITHIN THE WORK AREA SHALL BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
9. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP–RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTION SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
10. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN OPEN OR UNFINISHED FOR MORE THAN 10 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE. A TEMPORARY SEEDING AND/ OR MULCHING SHOULD BE APPLIED TO DISTURBED AREAS THAT ARE LEFT FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS.
11. SILT THAT LEAVES THE SITE SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
12. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS RE–GRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED PLANS.
13. ALL AREAS DISTURBED BY ON–SITE GRADING THAT WILL NOT BE CONSTRUCTED UPON, SHALL BE STABILIZED WITH PERMANENT VEGETATIVE COVER, USING THE FOLLOWING SEEDING SCHEDULE, OR EQUIVALENT:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
KENTUCKY BLUE GRASS –	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYE GRASS –	5	0.10

14. ALL SEEDED AREAS TO HAVE AN APPLICATION OF THE FOLLOWING:
    LIME – AMOUNT NEEDED TO OBTAIN A pH OF 5.5
    FERTILIZER – 15 LBS. PER 1,000 SF OF 10–20–10 FERTILIZER OR APPROVED EQUAL.
    IF NOT LANDSCAPED OTHERWISE, ALL NEW CONSTRUCTED STEEP PERMANENT SLOPED LESS THEN 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE SEEDED WITH THE FOLLOWING:

	1 LB. PER ACRE	1 LB. PER 1,000 SF
CREEPING RED FESCUE –	10	0.45
CROWN VETCH –	15	0.35
BIRDSFOOT TREFOIL –	8	0.20
TALL FESCUE OR SMOOTH BROMEGRASS –	15	0.35
W/PERENNIAL RYE GRASS –	5	0.10

15. ALL SLOPES 1 (VERTICAL) : 2.5 (HORIZONTAL) TO BE MULCHED AND STABILIZED WITH CLOTH FABRIC AND PINNED TO THE GROUND.
16. SOD CAN BE USED INSTEAD OF SEED.
    CONSTRUCTION SEQUENCE:
    a. CONSTRUCT STABILIZING CONSTRUCTION ENTRANCE.
    b. INSTALL SEDIMENT BARRIERS AS PER NOTE 1 ABOVE.
    c. CONSTRUCT DIVERSIONS SWALES AND DRAINAGE SYSTEMS WITH MINIMUM NECESSARY CLEARING.
    d. CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED.
    e. PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE. INSTALL STORM DRAINAGE SYSTEM.
    f. INSTALL SEDIMENT CONTROL BARRIERS AROUND ALL STORM DRAIN INLETS.
    g. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OR 30 DAYS AS PER NOTE 2 ABOVE.
    h. AFTER COMPLETION OF THE SITE CONSTRUCTION FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTES 5 AND 6 ABOVE.
    i. REMOVE SEDIMENT BARRIERS AS PER NOTE 4 ABOVE.
    j. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE SPECS.
17. ALL CONSTRUCTION TO MEET CURRENT MUNICIPALITY SPECS.
18. 4" OF TOP SOIL TO BE SPREAD PRIOR TO SEEDING IN ALL DISTURBED AREAS.

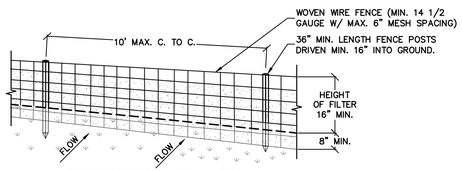


NOTES:

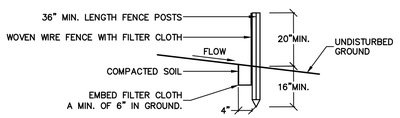
1. FILTER FABRIC SHALL HAVE AN EOS OF 40–85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
3. WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" X 4" WEIR.
4. THE WEIR SHALL BE SECURELY NAILED TO 2" X 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
5. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" X 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SAND BAGS OR ALTERNATE WEIGHTS.

CURB INLET PROTECTION DETAIL

N.T.S.



PERSPECTIVE VIEW



SECTION VIEW

NOTES:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

N.T.S.

NOTES:

1. STONE SIZE – USE 1 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS. TWENTY – FOUR (24) FOOT IF SINGLE ENTRANCE SITE.
5. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRES, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.

REV	DESCRIPTION	BY	DATE
2	PER 06/23/22 PB COMMNETS	AP	06/24/22
1	AS PER VILLAGE COMMENTS	JO	05/10/2022

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PROJECT:
PROJECT GOOSE SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

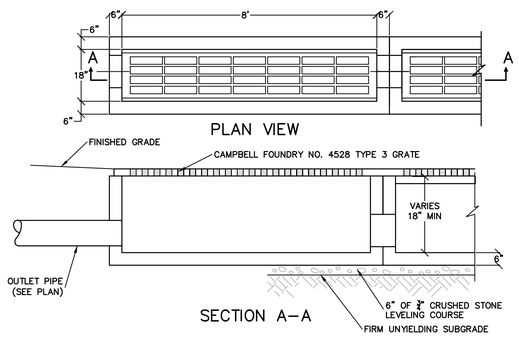
TITLE:
EROSION AND SEDIMENT CONTROL PLAN

STATE OF NEW YORK – KENNETH H. DEGENNARO – 076214 – LICENSED PROFESSIONAL ENGINEER

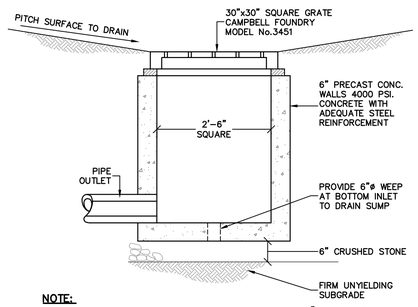
KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: 1"=20
GRAPHIC SCALE: 0, 20', 40'
DATE: 05/03/2022
DRAWNG NO: SI–5

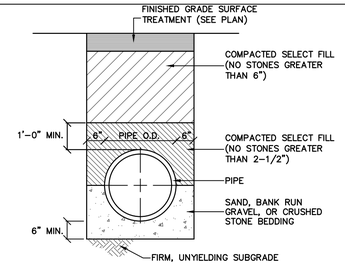


TRENCH DRAIN
N.T.S.

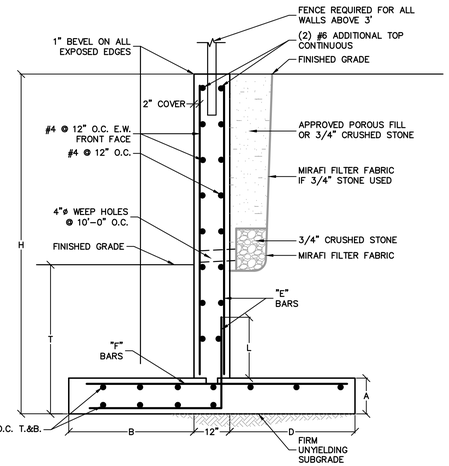


NOTE:
MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

YARD DRAIN DETAIL
N.T.S.



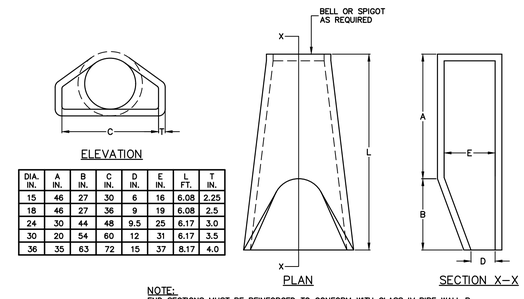
STORM PIPE BEDDING DETAIL
N.T.S.



T	H	B	D	'E'–BARS	'F'–BARS	A	L
3'–6"	5'–0"	3'–9"	–	#4 @ 12" O.C.	#4 @ 12" O.C.	1'–0"	1'–6"
3'–6"	6'–0"	4'–9"	–	#4 @ 10" O.C.	#4 @ 12" O.C.	1'–0"	1'–6"
3'–6"	7'–0"	5'–6"	–	#5 @ 12" O.C.	#4 @ 12" O.C.	1'–0"	2'–0"
3'–6"	8'–0"	6'–6"	–	#5 @ 10" O.C.	#4 @ 12" O.C.	1'–0"	2'–0"
3'–6"	9'–0"	6'–6"	1'–0"	#6 @ 12" O.C.	#4 @ 12" O.C.	1'–0"	2'–6"
3'–9"	10'–0"	6'–6"	1'–0"	#6 @ 10" O.C.	#5 @ 12" O.C.	1'–0"	2'–6"
4'–3"	11'–0"	7'–6"	1'–0"	#8 @ 12" O.C.	#5 @ 10" O.C.	1'–0"	2'–6"
4'–6"	12'–0"	9'–3"	1'–0"	#8 @ 8" O.C.	#5 @ 10" O.C.	1'–0"	3'–0"

NOTES:
1. FINAL DESIGN IS SUBJECT TO REVISION OR AMENDMENT BY A PROFESSIONAL ENGINEER BASED ON FIELD CONDITIONS AND INTEGRITY OF EXISTING ROCK AND SOIL PROFILE.
2. WALL CONSTRUCTION METHODOLOGY AND MATERIAL MAY BE SUBSTITUTED FOR THE CONCRETE WALL DESIGN SHOWN, SUBJECT TO DESIGN AND CERTIFICATION BY A NYS LICENSED PROFESSIONAL ENGINEER.
3. WALLS IN PARKING AREAS SHALL BE INSTALLED WITH A GUIDERAIL AND CONCRETE PARKING BLOCK. IN ADDITION, THE TOP OF WALL ELEVATION SHALL BE RAISED BY ONE FOOT ABOVE FINISHED GRADE.
4. SOIL ENGINEER SHALL PERFORM SUBGRADE INSPECTION AS PER NYS CODE CHAPTER 17 TO VERIFY THE FOLLOWING DESIGN CRITERIA:
   γ= 110 PCF, ϕ= 28°, μ= 0.50, q= 3000 PSF

TYPICAL CONCRETE RETAINING WALL
N.T.S.

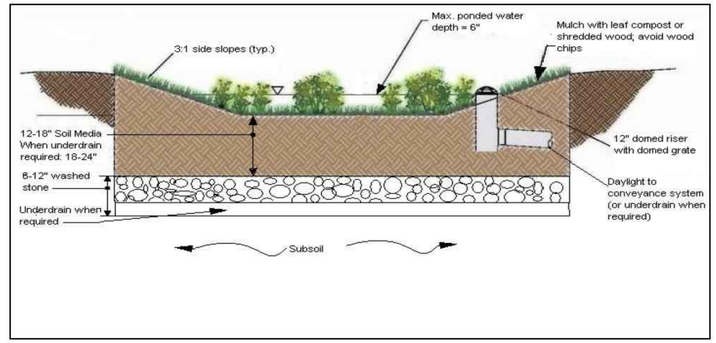


DIA. IN.	A IN.	B IN.	C IN.	D IN.	E IN.	L FT.	T IN.
15	46	27	30	6	16	6.08	2.25
18	46	27	36	9	19	6.08	2.5
24	30	44	48	9.5	25	6.17	3.0
30	20	54	60	12	31	6.17	3.5
36	35	63	72	15	37	8.17	4.0

NOTE:
END SECTIONS MUST BE REINFORCED TO CONFORM WITH CLASS IV PIPE WALL B.

FLARED END SECTION DETAIL
N.T.S.

Figure 5.41 Profile of a typical rain garden



RAIN GARDEN DETAIL
N.T.S.

REV	DESCRIPTION	BY	DATE
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1	AS PER VILLAGE COMMENTS	JO	05/10/2022

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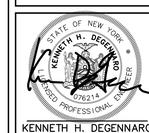
PROJECT:
PROJECT GOOSE
SITE PLAN
VILLAGE OF UPPER NYACK
ROCKLAND COUNTY, NEW YORK

TITLE:
CONSTRUCTION DETAILS



KENNETH H. DEGENNARO
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 076214

PROJECT NO:	DRAWN:	CHECKED:
21240	JO	KD

SCALE: N.T.S.
GRAPHIC SCALE:
DATE: 05/03/2022
DRAWING NO: **SI–6**

PROJECT NAME: 11 TOMPKINS COURT, NYACK, NY

STRUCTURAL ENGINEER: DOMINICK R.PILLA ASSOCIATES PC PROJECT ADDRESS: 11 TOMPKINS COURT, NYACK, NY 10960

ISSUED: ARB SUBMISSION SET

STRUCTURAL PLANS

DATE: 06/23/2022

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LEGEND

	WOOD BEAM
	WOOD JOIST
	EXISTING WOOD FRAMING
	CONCRETE WALL
	CONCRETE WALL BELOW
	EXISTING CONCRETE WALL
	CONCRETE BEAM
	EXISTING WOOD STUD WALL
	FOOTING EDGE
	EXISTING FOOTING EDGE
	NEW STEEL BEAM
	HSS 6X6X¼" U.O.N.
	BEAM MOMENT CONNECTION
	POST UP / POST DOWN
	FLOOR STEP
	BEARING PLATE PER SCHEDULE
CW- #	CONCRETE WALL PER SCHEDULE
WF - #	WALL FOOTING PER SCHEDULE
F - #	FOOTING PER SCHEDULE
MF - #	MOMENT FRAME ID
BP - #	BEARING PLATE PER SCHEDULE
CBP - #	COLUMN BASE PATE PER SCHEDULE

SYMBOL LEGEND

SECTION # / XX / SHT # / SHEET #	SECTION SYMBOL
DETAIL # / XX / SHT # / SHEET #	DETAIL REFERENCE SYMBOL
ELEVATION # / A / SHT # / SHEET #	ELEVATION REFERENCE SYMBOL
TITLE FOR PLAN, SECTION OR DETAIL # / XX / SHT # / IF SHOWN POINT TO SHEET WHERE SECTION OR DETAIL WAS TAKEN	PLAN, SECTION, OR DETAIL TITLE SYMBOL
XXX	ELEVATION SYMBOL

ABBREVIATION

AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
B	BOTTOM REINFORCEMENT
BM	BEAM
BS	BOTH SIDES
BU	BUILT UP MEMBER
C	COMPRESSION FORCE IN KIPS
CANT.	CANTILEVER
CL	CENTER LINE
CG	CENTER OF GRAVITY
COL	COLUMN
CONT	CONTINUOUS
COMP LAP	COMPRESSION REINF LAP SLICE
CP	COMPLETE PENETRATION WELD
DB	DEVELOPMENT LENGTH OF REINFORCEMENT BAR
DEL	DELTA OR CHANGE IN ELEVATION
(E)	EXISTING CONSTRUCTION
EF	EACH FACE
EL	ELEVATION
EW	EACH WAY
F	FINISHED SURFACE
GB	GRADE BEAM
H	HORIZONTAL REINFORCEMENT
H	HORIZONTAL FORCE IN KIPS
J1,J2	NEW CODE FORMED STEEL JOISTS
LAP	FULL TENSION CAPACITY LAP SPLICE
LD	TENSION DEVELOPMENT LENGTH FOR REINFORCING BARS
LDC	COMPRESSION SPLICE LENGTH FOR REINFORCEMENT BARS
LLBB	LONG LEGS BACK-TO-BACK
LW	LIGHTWEIGHT CONCRETE
M	BENDING MOMENT IN FOOT-KIPS
MC	MOMENT CONNECTION SHOWN ON DRAWING
MIN	MINIMUM
(N)	NEW CONSTRUCTION
N	BEARING BOLTS THREADS INCLUDED IN SHEAR PLANE
NTS	NOT TO SCALE
OC	ON CENTER
PC	PILE CAP
PL	PLATE
PP	PARTIAL PENETRATION WELD
PL	PROPERTY LINE
SAD	SEE ARCHITECTURAL DRAWINGS/DETAILS
S1,S2	SLAB ON DECK TYPE
SC	SLIP CRITICAL BOLT
SIM	SIMILAR
SPW	SOLDIER PILE LAGGING WALL
T	TENSION FORCE IN KIPS
T	THICKNESS
T	TOP REINFORCEMENT
TBC	TO BE CONFIRMED
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TYP	TYPICAL
UNO,UON	UNLESS OTHERWISE NOTED
M	MOMENT
V	VERTICAL BEAM END REACTION IN KIPS
VIF	VERIFY IN FIELD
WP	WORKPOINT
WWF	WELDED WIRE FABRIC

NOT FOR CONSTRUCTION

ISSUED:
PLANNING BOARD: 2022.05.12
PERMIT SET:
CONSTRUCTION SET:

REVISION:

NO.	DATE	DESCRIPTION

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11 TOMPKINS COURT
NYACK, NY

TITLE SHEET

SEAL AND SIGNATURE:

STATE OF NEW YORK · DOMINICK RICHARD PILLA · 074213 · LICENSED PROFESSIONAL ENGINEER

DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE:	ARB SUBMISSION SET
DATE:	06/23/2022
PROJECT NO.:	22-047
DRAWN/CHK BY:	AJ/MJK
SCALE:	AS NOTED
DWG NO.:	S-001.00

GENERAL NOTES

UNLESS OTHERWISE NOTED OR SHOWN ON THE STRUCTURAL DRAWINGS, THE FOLLOWING REQUIREMENTS, TOGETHER WITH THE PROJECT PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT APPLY TO THE STRUCTURES IN THIS CONTRACT.

1. CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
2. THE STRUCTURAL DOCUMENTS SHALL BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL AND MEP CONTRACT DOCUMENTS AS WELL AS ANY OTHER TRADES. IF A CONFLICT EXISTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AND OBTAIN CLARIFICATION PRIOR TO BIDDING AND PROCEEDING WITH WORK.
3. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS, DIMENSIONS, ELEVATIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS; USE ONLY PRINTED DIMENSIONS. REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK. DO NOT CHANGE SIZE OR LOCATION OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE STRUCTURAL ENGINEER OF RECORD.
4. THE DESIGN AT THE EXISTING PART OF THE BUILDING, WHICH WILL REMAIN, IS BASED ON INCOMPLETE INFORMATION ABOUT THE EXISTING STRUCTURE, THE SIZE AND DEPTH OF EXISTING FOUNDATION. AS THE WORK PROGRESS, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH FIELD INFORMATION ABOUT THE EXISTING FOUNDATION AND OTHER STRUCTURAL MEMBERS AND FOLLOW ANY CHANGES IN DESIGN THAT WILL BE REQUIRED BY THE ENGINEER DUE TO UNANTICIPATED FIELD CONDITIONS.
5. OPENINGS SHOWN ON STRUCTURAL DRAWINGS ARE ONLY PICTORIAL. SEE THE ARCHITECTURAL AND M.E.P. DRAWINGS FOR THE SIZE AND LOCATION OF OPENINGS IN THE STRUCTURE.
6. CONTRACTORS WHO DISCOVER DISCREPANCIES, OMISSIONS OR VARIATIONS IN THE CONTRACT DOCUMENTS DURING BIDDING SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL RESOLVE THE CONDITION AND ISSUE A WRITTEN CLARIFICATION.
7. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY, HIS OWN WORK AND THE PUBLIC FROM HARM. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND JOBSITE SAFETY INCLUDING ALL OSHA REQUIREMENTS.
8. SEE PROJECT SPECIFICATIONS FOR TESTING. SEE THE STRUCTURAL SPECIAL INSPECTION NOTES FOR INSPECTION REQUIREMENTS.
9. DETAILS LABELED "TYPICAL" APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY REFERENCED, WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING THE APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
10. THE STRUCTURE IS DESIGNED TO BE STRUCTURALLY SOUND WHEN COMPLETED. PRIOR TO COMPLETION, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY AND TEMPORARY BRACING, INCLUDING, BUT NOT LIMITED TO, MASONRY WALLS. THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION LOADS DO NOT EXCEED THE CAPACITY OF THE STRUCTURE AT THE TIME THE LOAD IS APPLIED. WHENEVER THE CONTRACTOR IS UNSURE OF THESE REQUIREMENTS, THE CONTRACTOR SHALL RETAIN A NEW YORK STATE LICENSED ENGINEER TO DESIGN AND INSPECT THE TEMPORARY BRACING AND STABILITY OF THE STRUCTURE.

CODES AND SPECIFICATIONS

THE DESIGN SHOWN ON THESE DRAWINGS IS BASED ON THE FOLLOWING CODES, SPECIFICATIONS AND STANDARDS:

1. BUILDING CODE OF NEW YORK STATE, 2020
   ASCE 7-16: "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES."
   AWS D1.1: "STRUCTURAL WELDING CODE," 2014.
   "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," ACI 318-2014.
   "SPECIFICATIONS FOR STRUCTURAL CONCRETE," ACI 301-1999.
   "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES," ACI 530-2013.
   "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS," AISC 360-16,
   "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," AISC 303-16,
   "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS," AISC-341-16,
   "STANDARD FOR COMPOSITE STEEL FLOOR DECK-SLAB," SDI, 2011.
   "STANDARD FOR STEEL ROOF DECK," SDI 2010.
   "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION," AWC NDS 2018.
   ASCE 37-14: "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."
2. "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION," AWC NDS 2018.
   ASCE 37-14: "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."

DESIGN CRITERIA

1. SEE GRAVITY LOADS (DEAD LOADS AND LIVE LOADS) ON FLOOR FRAMING PLANS.
2. DESIGN SNOW LOAD

FLAT ROOF SNOW LOAD	P_f =	28 PSF	
GROUND SNOW LOAD	P_g =	40 PSF	
SNOW EXPOSURE FACTOR	C_e =	1.0	
SNOW LOAD IMPORTANCE FACTOR	I_s	=	1.0
THERMAL FACTOR	C_t =	1.0	

SNOW DRIFTING PER CODE

3. DESIGN WIND LOADS

BASIC WIND SPEED	V =	115 MPH	
RISK CATEGORY		II	
WIND IMPORTANCE FACTOR	I	=	1.0
DIRECTIONALITY FACTOR	K_D =	0.85	
EXPOSURE		MWFRS	B
INTERNAL PRESSURE COEFFICIENT	GC_{PI} =	±0.18	
MEAN ROOF HEIGHT	H =	22.25 FT	
WIND RESISTING FRAME PRESSURE	P	=	20 PSF

COMPONENTS AND CLADDING

EXPOSURE		B
DESIGN PRESSURE	P =	20 PSF
AT THE CORNERS	P =	20 PSF

SHOP DRAWINGS AND OTHER SUBMITTALS

1. INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
2. SUBMIT SPECIFIC COMPONENTS, SUCH AS COLUMNS, FOOTINGS, ETC., IN A SINGLE PACKAGE. SUBMIT SIMILAR FLOORS TOGETHER.
3. ON FIRST SUBMITTAL, CLEARLY FLAG AND CLOUD ALL DIFFERENCES FROM THE CONTRACT DOCUMENTS. ON RE-SUBMITTALS, FLAG AND CLOUD ALL CHANGES AND ADDITIONS TO PREVIOUS SUBMITTAL. ONLY CLOUDED ITEMS WILL BE REVIEWED.
4. SUBMITTALS FOR SPECIAL STRUCTURAL, LOAD-CARRYING ITEMS THAT ARE REQUIRED BY CODES OR STANDARDS TO RESIST FORCES MUST BE PREPARED BY, OR UNDER THE DIRECT SUPERVISION OF, A DELEGATED ENGINEER. EXAMPLES INCLUDE STRUCTURAL STEEL CONNECTIONS, STRUCTURAL LIGHT GAGE STEEL FRAMING, AND EXTERIOR ENCLOSURE SYSTEMS.
5. A DELEGATED ENGINEER IS DEFINED AS A NEW YORK STATE LICENSED ENGINEER WHO SPECIALIZES IN AND UNDERTAKES THE DESIGN OF STRUCTURAL COMPONENTS OR STRUCTURAL SYSTEMS INCLUDED IN A SPECIFIC SUBMITTAL PREPARED FOR THIS PROJECT AND IS AN EMPLOYEE OR OFFICER OF, OR CONSULTANT TO, THE CONTRACTOR OR FABRICATOR RESPONSIBLE FOR THE SUBMITTAL. THE DELEGATED ENGINEER SHALL SIGN, SEAL AND DATE THE SUBMITTAL, INCLUDING CALCULATIONS AND DRAWINGS. SEE SPECIFICATIONS FOR MORE SPECIFIC CRITERIA.
6. THE TRADE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITES, FOR TOLERANCES, CLEARANCES, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
7. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL REVIEW AND APPROVE SUBMITTALS AND SHALL SIGN AND DATE EACH DRAWING PRIOR TO SUBMITTING TO THE ARCHITECT. THIS APPROVAL IS TO CONFIRM THAT THE SUBMITTAL IS COMPLETE, COMPLIES WITH THE SUBMITTAL REQUIREMENTS AND IS COORDINATED WITH FIELD DIMENSIONS, OTHER TRADES, ERECTION SEQUENCING AND CONSTRUCTABILITY.
8. THE STRUCTURAL ENGINEER REVIEWS SUBMITTALS TO CONFIRM THAT THE SUBMITTAL IS IN GENERAL CONFORMANCE WITH THE DESIGN CONCEPT PRESENTED IN THE CONTRACT DOCUMENTS. QUANTITIES AND DIMENSIONS ARE NOT CHECKED. NOTATIONS ON SUBMITTALS DO NOT AUTHORIZE CHANGES TO THE CONTRACT SUM. CHECKING OF THE SUBMITTAL BY THE STRUCTURAL ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DEVIATIONS FROM THE CONTRACT DOCUMENTS AND FROM ERRORS OR OMISSIONS IN THE SUBMITTAL.
9. IN ADDITION TO THE ABOVE, THE STRUCTURAL ENGINEER'S REVIEW OF DELEGATED ENGINEER SUBMITTALS IS LIMITED TO VERIFYING THAT THE SPECIFIED STRUCTURAL SUBMITTAL HAS BEEN FURNISHED, SIGNED AND SEALED BY THE DELEGATED ENGINEER AND THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND USED THE SPECIFIED STRUCTURAL CRITERIA. NO DETAILED CHECK OF CALCULATIONS WILL BE MADE. THE DELEGATED ENGINEER IS SOLELY RESPONSIBLE FOR HIS/HER DESIGN, INCLUDING BUT NOT LIMITED TO THE ACCURACY OF HIS/HER CALCULATIONS AND COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS.
10. CAD FILES OF STRUCTURAL DRAWINGS MAY BE USED AS AN AID IN PREPARING SHOP DRAWINGS ONLY UPON THE CONTRACTOR SIGNING AN AGREEMENT. WHEN CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE MADE AVAILABLE, IT IS UNDER THE FOLLOWING CONDITIONS:
    a. ALL INFORMATION CONTAINED IN THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE INSTRUMENTS OF SERVICE OF THE ARCHITECT/ENGINEER AND SHALL NOT BE USED FOR OTHER PROJECTS, ADDITIONS TO THE PROJECT OR THE COMPLETION OF THE PROJECT BY OTHERS. CAD FILES AND COPIES OF THE STRUCTURAL DRAWINGS REMAIN THE PROPERTY OF DOMINICK R. PILLA ASSOCIATES AND IN NO CASE SHALL THEIR TRANSFER BE CONSIDERED A SALE.
    b. CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS ARE NOT CONTRACT DOCUMENTS. IN THE EVENT OF A CONFLICT, THE STRUCTURAL DRAWINGS SHALL GOVERN.
    c. THE USE OF CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR PROPER CHECKING AND COORDINATION OF DIMENSIONS, DETAILS, SIZES AND QUANTITIES OF MATERIALS AS REQUIRED FOR THE PREPARATION OF COMPLETE AND ACCURATE SHOP DRAWINGS.
    d. THE CONTRACTOR SHALL REVISE ALL REFERENCES TO CONTRACT DOCUMENT SHEET NUMBERS AND SECTION MARKS AND SHALL REMOVE INFORMATION THAT IS NOT REQUIRED FOR THEIR WORK FROM THE CAD FILES OR COPIES OF THE STRUCTURAL DRAWINGS, INCLUDING THE TITLE BLOCK; AND
    e. DIMENSIONS IN THE CAD FILES MAY NOT BE PRECISE AND, IN SOME CASES, HAVE BEEN INTENTIONALLY ALTERED FOR PRESENTATION PURPOSES. DO NOT SCALE DIMENSIONS ELECTRONICALLY OR OTHERWISE.

SHALLOW FOUNDATIONS

1. FOUNDATIONS PLACED ON UNDISTURBED SOIL AT ELEVATIONS INDICATED ARE DESIGNED FOR AN ALLOWABLE NET SOIL BEARING PRESSURE OF 2500 PSF. BEARING CAPACITY IS TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHERE BOTTOM OF FOOTING ELEVATION IS CHANGED AND OBTAIN REVISED DESIGN OF THE FOUNDATION AND RETAINING WALLS AS REQUIRED.
3. ALL FILL REQUIRED BELOW ANY PORTION OF THE STRUCTURE SHALL BE COMPACTED IN 9" LIFTS TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. REMOVE UNSUITABLE FILL AND REPLACE WITH CONTROLLED FILL AS REQUIRED FOR SOUND PLACEMENT OF FOUNDATIONS.
4. SOIL - SUPPORTED FOOTING SHALL BE FOUNDED UPON UNDISTURBED NATURAL SUBGRADE (OR CONTROLLED COMPACTED FILL) WITH A MINIMUM BEARING CAPACITY AS NOTED AND AS FIELD VERIFIED AND APPROVED BY A REGISTERED SOIL ENGINEER. THE BOTTOM OF THE FOOTING ELEVATIONS AND BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE ESTIMATED AND WILL REQUIRE VERIFICATION. FINAL, EXACT ELEVATIONS AND BEARING CAPACITIES SHALL BE FIELD DETERMINED.
5. WHEN NECESSARY, FOOTINGS STEPS SHALL BE CONSTRUCTED AT MAXIMUM SLOPE OF ONE VERTICAL TO TWO HORIZONTALS.
6. CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS OR WALLS, U.O.N.

EXCAVATION, BACKFILL AND DEWATERING

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND OSHA REGULATIONS. DO NOT EXCAVATE WITHIN ONE FOOT OF THE ANGLE OF REPOSE OF ANY SOIL BEARING FOUNDATION UNLESS THE FOUNDATION IS PROPERLY PROTECTED AGAINST SETTLEMENT.
2. DO NOT BACKFILL AGAINST WALLS UNTIL 7 DAYS AFTER THE WALLS ARE BRACED BY THE STRUCTURE OR ARE TEMPORARILY BRACED. DO NOT BACKFILL CANTILEVERED RETAINING WALLS UNTIL CONCRETE IS 7 DAYS OLD. DO NOT BACKFILL UNTIL AFTER COMPLETION AND INSPECTION OF ANY WATERPROOFING.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER IN A MANNER THAT DOES NOT INCONVENIENCE OR DAMAGE THE WORK.

SLABS ON GRADE

1. FOR INTERIOR SLABS, PLACE 15 MIL POLYETHYLENE SHEETING BETWEEN SOIL AND BOTTOM OF SLAB. DO NOT USE ANY SHEETING BELOW EXTERIOR CONCRETE SLABS.
2. SLABS-ON-GRADE SHALL BE 5" THICK FIBER REINFORCED CONCRETE SLAB. (PROVIDE 3 LBS PER CU. FT. OF MACRO SYNTHETIC FIBER.) SHALL BE FINISHED IN ACCORDANCE WITH ACI STANDARD 302.1R FOR CLASS 2 FLOORS. TYPE II OR I/II CEMENT AND 3/4" COARSE AGGREGATE (SIZE NO. 57) SHALL BE USED.
3. SUBGRADE SOILS BELOW SLAB SHALL BE PROOF ROLLED AND CERTIFIED BY A SOILS ENGINEER AS ACCEPTABLE BEFORE PLACEMENT OF GRAVEL OR CONCRETE.
3. PROVIDE CONTROL JOINTS SPACING OF 36 TIMES THE SLAB THICKNESS MAXIMUM.
4. FOLLOW RECOMMENDATIONS OF ACI 302.1R.
5. IN SIDEWALKS AND WALKWAYS, LOCATE ISOLATION JOINTS AT 20 FT. O.C. MAXIMUM SCORE AND TOOL BETWEEN ISOLATION JOINTS IN EQUAL BAYS OF 5 FT. OR LESS.
6. SEE THE ARCHITECTURAL DRAWINGS FOR SLAB ON GRADE DEPRESSIONS AND OTHER REQUIREMENTS.

LINTELS (EXCEPT OTHERWISE NOTED ON PLANS)

1. STEEL LINTELS SHALL HAVE A MINIMUM OF 4 INCH BEARING. PRECAST AND CMU LINTELS SHALL HAVE A MINIMUM OF 8 INCH BEARING.
2. FOR MASONRY OPENINGS 4'-0" OR LESS, USE (1) L 3-1/2 X 3-1/2 X 5/16 FOR EACH 4" OF WALL THICKNESS OR PRECAST/CMU LINTEL 8" DEEP WITH (1) - #3 BAR TOP AND BOTTOM FOR EACH 4" OR 5", fc' = 3000 PSI.
3. FOR MASONRY OPENINGS 4'-0" TO 6'-0", USE (1) L 5 X 3-1/2 X 5/16 FOR EACH 4" OF WALL THICKNESS OR PRECAST/CMU LINTEL 8" DEEP WITH (1) - #4 BAR TOP AND BOTTOM FOR EACH 4" OR 5", fc' = 3,000 PSI.
3. FOR MASONRY OPENINGS 6'-0" TO 8'-0", USE (1) L 6 X 3-1/2 X 5/16 FOR EACH 4" OF WALL THICKNESS OR PRECAST/CMU LINTEL 8" DEEP WITH (1) - #5 BAR TOP AND BOTTOM FOR EACH 4" OR 5", fc' = 3,000 PSI. MASONRY OPENING LARGER THAN 6'-0" MAY REQUIRE FIREPROOFING.

REINFORCED CONCRETE

1. COMPLY WITH ACI 301 AND 318.
2. ALL CAST-IN-PLACE CONCRETE SHALL BE CONTROLLED CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (Fc) AT 28 DAYS AS FOLLOWS:

FOOTINGS	4,000 PSI
POURED WALLS	4,000 PSI
SLABS-ON-GRADE	4,000 PSI
SLAB ON METAL DECK	4,000 PSI (LT. WT. CONC.)

3. USE NORMAL WEIGHT CONCRETE FOR ALL STRUCTURAL MEMBERS. U.O.N.
4. CONCRETE REINFORCEMENT SHALL BE ASTM A615, GRADE 60 DEFORMED REINFORCING STEEL. LAP BOTTOM STEEL OVER SUPPORTS AND TOP STEEL AT MIDSPAN (U.O.N.). HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS, U.O.N.
5. USE EPOXY COATED REINFORCEMENT CONFORMING TO ASTM A775 FOR CONCRETE SUBJECT TO WATER AND CHLORITE PENETRATION.

   A.LOADING DOCK SLABS AND WALLS.
6. WHERE SPECIFIED, PROVIDE PLAIN, COLD-DRAWN ELECTRONICALLY WELDED WIRE REINFORCEMENT (WWF) CONFORMING TO ASTM A185. SUPPLY IN FLAT SHEETS ONLY. LAP SPLICE SHALL BE ONE CROSS WIRE SPACING PLUS TWO INCHES.
7. FOLLOW ACI 117-10 "SPECIFICATION FOR TOLERANCES OF CONCRETE CONSTRUCTION AND MATERIALS" FOR REQUIRED TOLERANCES.
8. UTILITIES SHALL NOT PENETRATE BEAMS OR COLUMNS BUT MAY PASS THROUGH SLABS AND WALLS INDIVIDUALLY, UON. SEE TYPICAL DETAILS.
9. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318, SECTION 6.4. PROVIDE KEYWAYS AND ADEQUATE DOWELS. SUBMIT DRAWINGS SHOWING LOCATION OF CONSTRUCTION JOINTS AND DIRECTION OF POUR FOR REVIEW.
10. PROVIDE 3/4" CHAMFER FOR ALL EXPOSED CORNERS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL CONCRETE FINISH REQUIREMENTS.

CONCRETE FIELD TESTING:

1. TESTING: OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM FIELD TESTS AND PREPARE TEST REPORTS.
2. CONCRETE TESTS: TESTING OF COMPOSITE SAMPLES OF FRESH CONCRETE OBTAINED ACCORDING TO ASTM C172 AND SECTION BC 1905.6.5 OF NYC BUILDING CODE SHALL BE PERFORMED ACCORDING TO THE FOLLOWING REQUIREMENTS:
   a. TESTING FREQUENCY: OBTAIN ONE COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF.
   b. WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE COMPRESSIVE STRENGTH TESTS OF EACH CONCRETE MIXTURE, TESTING SHALL BE CONDUCTED FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED.
   c. WATER CONTENT AND SLUMP: VERIFY WATER CONTENT IN ACCORDANCE WITH AASHTO t-318 "STANDARD METHOD OF TESTS FOR WATER CONTENT USING MICROWAVE OVEN DRYING." TEST SLUMP IN ACCORDANCE WITH ASTM C143; ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
   d. AIR CONTENT: ASTM C231, PRESSURE METHOD, FOR NORMAL-WEIGHT CONCRETE; ASTM C173, VOLUMETRIC METHOD, FOR LIGHTWEIGHT CONCRETE; ONE TEST FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE.
   e. CONCRETE TEMPERATURE: ASTM C1064; ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEG F AND BELOW AND WHEN 80 DEG F AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE.
   f. COMPRESSION TEST SPECIMENS: ASTM C31.
   i. CAST AND LABORATORY CURE ALL TEST CYLINDER SPECIMENS.
   ii. WHEN REQUIRED, CAST AND FIELD CURE TWO SETS OF TWO STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE.
   g. COMPRESSIVE-STRENGTH TESTS: ASTM C39 AND SECTION BC 1905.6.2 OF THE NYC BUILDING CODE; TEST FIRST SET OF TWO LABORATORY-CURED SPECIMENS AT 7 DAYS FOR INFORMATION, SECOND SET OF TWO LABORATORY-CURED SPECIMENS AT 28 DAYS FOR ACCEPTANCE AND THIRD SET OF TWO SPECIMENS AT 56 DAYS IF NECESSARY.
   i. TEST ONE SET OF FIELD-CURED SPECIMENS AT 7 DAYS AND ONE SET OF TWO SPECIMENS AT 28 DAYS.
   ii. A COMPRESSIVE-STRENGTH TEST SHALL BE THE AVERAGE COMPRESSIVE STRENGTH FROM A SET OF TWO SPECIMENS OBTAINED FROM SAME COMPOSITE SAMPLE AND TESTED AT AGE INDICATED.

STRUCTURAL STEEL

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH COMMENTARY, AND ALL OSHA REQUIREMENTS.
2. STRUCTURAL STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS, UNLESS OTHERWISE NOTED ON THE CONTRACT DOCUMENTS:

   ROLLED W SHAPES: ASTM A992, GRADE 50.
   ROLLED M, S, C, MC, AND L SHAPES: ASTM A36, FY=36 KSI.
   PLATES AND BARS: ASTM A36, FY=36 KSI, UON.
   PLATES FOR MOMENT CONNECTIONS: ASTM A572, GR. 50.
   STEEL PIPE: ASTM A53, TYPE E OR S, GRADE B, FY=35 KSI.
   HOLLOW STRUCTURAL SECTIONS:
   ROUND SECTIONS: ASTM A500, GRADE C, FY=46 KSI
   SQUARE AND RECTANGULAR SECTIONS: ASTM A500, GRADE C, FY=50 KSI.
3. ALL STRUCTURAL STEEL CONNECTIONS BOLTS SHALL BE ASTM A325 OR ASTM A490, TYPE 1, UNLESS OTHERWISE NOTED, AND SHALL COMPLY WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS," INCLUDING COMMENTARY. ALL JOINT TYPE SHALL BE 'PT' (PRETENSIONED).
4. BOLT SIZE SHALL BE 3/4" DIAMETER MINIMUM, UNLESS OTHERWISE NOTED.
5. A MINIMUM OF TWO (2) - 3/4" DIAMETER A325 BOLTS SHALL BE PROVIDED AT EACH CONNECTIONS.
6. SHOP DRAWINGS SHALL BE COORDINATED WITH STAIR DETAILS. IF HANGER RODS ARE USED, PROVIDE STIFFENER PLATE, 3/8" THICK MINIMUM, ALONGSIDE HANGER LOCATION.
7. SHEAR AND BRACING CONNECTIONS SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR IN ACCORDANCE WITH AISC FOR THE FORCES AND/OR REACTIONS SHOWN, THE FABRICATOR SHALL SUBMIT CALCULATIONS DEMONSTRATING THAT THE SELECTED SHEAR AND BRACING CONNECTIONS WILL ACHIEVE THE FORCES AND/OR REACTIONS INDICATED, OR AS REQUIRED BY THE CODES.
8. WHERE DETAILS ARE NOT GIVEN, CONNECTIONS FOR BEAMS AND GIRDERS ARE TO BE DESIGNED FOR THE GIVEN FORCES AND REACTIONS.
9. ANCHOR RODS SHALL BE ASTM F1554 GRADE 55 WITH WELDABILITY SUPPLEMENTARY REQUIREMENT S1, HOOKED OR ANCHOR RODS SHALL BE A449, TYPE 1, THREADED WITH NUTS AND WASHERS EACH END.
10. WHERE CAMBER IS INDICATED, FABRICATE BEAMS SO THAT ANY NATURAL CAMBER IS UPWARD AFTER ERECTION.
11. PROVIDE HOLES IN ALL STEEL TO PREVENT ANY ACCUMULATION OF WATER. HOLES SHALL NOT EXCEED 1" DIAMETER.
12. CUT, DRILL, OR PUNCH HOLES PERPENDICULAR TO METAL SURFACES. REAM HOLES THAT MUST BE ENLARGED TO ADMIT BOLTS AS PERMITTED BY ARCHITECT. DO NOT ENLARGE UNFAIR HOLES BY BURNING OR USING DRIFT PINS.
13. DO NOT SPLICE STRUCTURAL STEEL MEMBERS EXCEPT WHERE INDICATED ON THE DRAWINGS.
14. UNLESS NOTED OTHERWISE, PROVIDE A 1/4" CAP PLATE CONTINUOUSLY WELDED AT THE ENDS OF EXTERIOR EXPOSED HOLLOW STRUCTURAL SHAPES.
15. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR MISCELLANEOUS STEEL NOT SHOWN ON THE STRUCTURAL DRAWINGS.
16. ALL STEEL MEMBERS SHALL BE SHOP PAINTED TNEMEC 10-99 PRIMER OR APPROVED EQUAL 2.0 MILS IN THICKNESS. ALL WELDS AND BARE SPOTS SHALL RECEIVE TOUCH-UP PAINT. ALL STEEL WITH EXTERIOR EXPOSURE SHALL RECEIVE A SHOP PAINTED TNEMEC 66 OR 161 PRIMER AND A FIELD APPLIED FINISH COAT AFTER PRIMER TOUCH-UP. FINISH COAT SHALL BE EPOXY BASED WITH THICKNESS OF 2.0 MILS.
17. REFER TO ARCHITECTURAL DRAWINGS AND PROJECT SPECIFICATIONS FOR PAINTING AND FIREPROOFING OF STRUCTURAL STEEL. DO NOT PAINT STEEL SURFACES IN CONTACT WITH CONCRETE OR FIREPROOFING.
18. STEEL USING COMPLETE JOINT PENETRATION GROOVE WELDS THAT FUSE THROUGH THE THICKNESS OF THE FLANGE OR WEB SHALL HAVE A MINIMUM CHARPY V-NOTCH IMPACT TESTING VALUE AS FOLLOWS:
    a. ASTM A6, HOT-ROLLED SHAPES WITH A FLANGE THICKNESS EXCEEDING (2) INCHES AND BUILT-UP HEAVY SHAPES WITH PLATES EXCEEDING (2) INCHES IN THICKNESS: 20 FT-LB @ 70 DEG. F.
    b. REGARDLESS OF THICKNESS, ALL TRUSSES, LATERAL SYSTEM MEMBERS (INCLUDING COLUMNS, WIND GIRDERS, BRACES, ETC.): 20 FT-LB @ 70 DEG. F
    c. STEEL EXPOSED TO TEMPERATURES IN SERVICE BELOW 50 DEG. F: 20 FT-LB @ (LAST + 70 DEG. F, 40 DEG. F MAX)
    d. REGARDLESS OF THICKNESS, ALL TRUSSES, LATERAL SYSTEM MEMBERS (INCLUDING COLUMNS, WIND GIRDERS, BRACES, ETC) EXPOSED TO TEMPERATURES IN SERVICE BELOW 50 DEG. F: 30 FT-LB @ (LOWEST ANTICIPATED SERVICE TEMPERATURE + 70 DEG. F, 40 DEG. F MAX)
    e. WELD METAL: 20 FT-LB @ MINUS 20 DEG. F AND 40 FT-LB @ 70 DEG.
    f. WELD METAL EXPOSED TO TEMPERATURES IN SERVICE BELOW 50 DEG. F: 20 FT-LB @ MINUS 20 DEG. F AND 40 FT-LB @ (LAST + 20 DEG. F, 40 DEG. F MAX)
    g. TESTING IS TO BE IN ACCORDANCE WITH ASTM A6, SUPPLEMENTARY REQUIREMENT S30, CHARPY V-NOTCH IMPACT TEST FOR STRUCTURAL SHAPES - ALTERNATE CORE LOCATION, AT ROLLED SHAPES AND ASTM A673 FOR PLATES AT ANY PERMITTED LOCATIONS.

WELDING

1. ALL SHOP AND FIELD WELDING SHALL CONFORM TO THE AWS D1.1. STRUCTURAL WELDING CODE.
2. WELDING ELECTRODES SHALL CONFORM TO E70XX.
3. WHERE NECESSARY, REMOVE GALVANIZING OR PRIMER PRIOR TO WELDING.
4. ALL WELDERS SHALL BE LICENSED AND CERTIFIED TO AWS STANDARDS OR THOSE REQUIRED BY APPLICABLE BUILDING CODES.
5. ALL WELDS SHALL BE VISUALLY INSPECTED. ALL GROOVE WELDS SHALL RECEIVE RADIOGRAPHIC OR ULTRASONIC TESTING. MAGNETIC PARTICLE TEST 20 PERCENT OF ALL FILLET WELDS.
6. WELDING SHALL PROGRESS IN A MANNER THAT BALANCES THE STRESSES IN THE MEMBER, IN ACCORDANCE WITH AWS.
7. FOLLOW PREHEAT REQUIREMENTS FOR BASE METAL PER AWS GUIDELINES.

LUMBER

1. WOOD CONSTRUCTION SHALL CONFORM TO AWC "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION."
2. ALL NEW LUMBER SHALL BE VISUALLY GRADED LUMBER, DOUGLAS FIR-LARCH OR SOUTHERN PINE NO.2 OR BETTER WITH MAXIMUM MOISTURE CONTENT OF 19% AND MINIMUM E = 1,600,000 PSI.
3. ALL LUMBER SHALL BEAR VISIBLE GRADE STAMPING.
4. ALL JOIST BEARINGS ON MASONRY SHALL BE FIRECUT WITH MINIMUM BEARING OF FOUR INCHES.
5. EXCEPT AS UPGRADED ON THE DRAWINGS, ALL LUMBER SHALL BE NAILED IN ACCORDANCE WITH IBC TABLE 2304.9.1, "FASTENING SCHEDULE."
6. JOISTS SHALL BE FASTENED TO STEEL GIRDERS BY EITHER OF THE TWO ACCEPTABLE METHODS AS FOLLOWS, EXCEPT AS NOTED AT "TIMBER CONNECTORS" BELOW:
   a. A CONTINUOUS 2 X 6 NAILER PLATE SHALL BE BOLTED TO THE TOP FLANGE OF STEEL BEAM WITH 1/2" DIAMETER STAINLESS STEEL BOLTS AT 4'-0" ON CENTER ON ALTERNATE SIDES OF WEB. JOISTS SHALL BE TOENAILED TO PLATE. JOISTS FRAMING FROM OPPOSITE SIDES SHALL LAP AT LEAST SIX INCHES AND BE SPIKED TOGETHER AND BLOCKED.
   b. A CONTINUOUS 2 X 4 NAILER PLATE SHALL BE BOLTED ABOVE THE BOTTOM FLANGE OF STEEL MEMBER WITH 1/2 INCH DIAMETER BOLT AT 4'-0" ON CENTER. JOISTS SHALL BE NOTCHED ON TOP TO PROVIDE CLEARANCE OF TOP FLANGE AND PROVIDE A SPACE AT LEAST 3/4 INCH BETWEEN STEEL AND SUBFLOOR. MAXIMUM DEPTH OF NOTCH SHALL BE 1/4 THE DEPTH OF JOIST. 20 GAGE METAL TIES SHALL BE USED TO FASTEN OPPOSITE JOISTS TO ONE ANOTHER.
7. WOOD STRUCTURAL PANELS (PLYWOOD):
   a. PLYWOOD FOR SUBFLOOR (FLOOR SHEATHING) OVER SAWN LUMBER SHALL BE 5/8 INCH, C-D EXT, SPECIES GROUP 3, APA IDENTIFICATION INDEX 32/16. INDEX STAMP SHALL BE VISIBLE ON ALL SHEETS.
   b. PLYWOOD FOR SUBFLOOR (FLOOR SHEATHING) OVER WOOD TRUSSES SHALL BE 3/4 INCH, C-D EXT, SPECIES GROUP 3, APA IDENTIFICATION INDEX 40/20, GLUED TO TOP OF TRUSS AND SCREWED TO TOP FLANGE AT 12" ON CENTER.
   c. PLYWOOD USED FOR ROOF SHEATHING SHALL BE 1/2 INCH, C-D EXT, SPECIES GROUP 3, APA IDENTIFICATION INDEX 40/20.
   d. USE PLYCLIPS OR OTHER EDGES SUPPORTS FOR ROOF PLYWOOD SHEATHING.
   e. USE 2" LUMBER EDGE SUPPORT FOR FLOOR PLYWOOD SHEATHING.
   f. USE 2 X 4 BLOCKING AT HORIZONTAL EDGES FOR WALL PLYWOOD SHEATHING.
   g. PLYWOOD SHALL BE NAILED TO JOISTS WITH 8d COMMON NAILS AT 6" ON CENTER AT EXTERIOR EDGES AND 12" ON CENTER AT INTERIOR EDGES.
   h. PLYWOOD SHALL BE NAILED TO WALL STUDS WITH 8d COMMON NAILS AT 6" ON CENTER AT EXTERIOR EDGES AND 12" ON CENTER AT INTERIOR EDGES, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
   i. PLACE FACE GRAIN IN DIRECTION OF SPAN (TRANSVERSE TO JOIST OR TRUSS SPAN).
   j. LEAVE 1/16" SPACE AT ALL PANEL EDGE JOINTS.
8. TIMBER CONNECTORS:
   a. JOIST HANGERS, FRAMING ANCHORS AND RAFTER ANCHORS SHALL BE MINIMUM 18 GAGE AND PRIME GALVANIZED AS MANUFACTURED BY TECO, SIMPSON, OR APPROVED EQUAL. SPECIAL NAILS, AS SUPPLIED BY MANUFACTURER, SHALL BE USED FOR REQUIRED NAILING.
   b. METAL CROSS BRIDGING SHALL BE GALVANIZED STEEL AS MANUFACTURED BY TECO, SIMPSON, OR APPROVED EQUAL.
9. MICROLLAM® AND PARALLAM® BEAMS:
   a. MICROLLAM® AND PARALLAM® BEAMS ARE INDICATED ON THE DRAWINGS AS M.L. OR P.L. ALTERNATE MANUFACTURERS ARE ACCEPTABLE IF THEY SATISFY THE LISTED SPECIFICATIONS FOR STRENGTH AND STIFFNESS.
   b. MICROLLAM® BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

E	= 1.9 X 10^6 psi
Fb	= 2,600 psi
Ft	= 1,550 psi
Fc	= 750 psi
Fc, parallel	= 2,510 psi
Fv	= 285 psi

   c. PARALLAM® BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

E	= 2.0 X 10^6 psi
Fb	= 2,900 psi
Ft	= 2,025 psi
Fc	= 625 psi
Fc, parallel	= 2,900 psi
Fv	= 290 psi

   d. BEAMS MUST BE LATERALLY SUPPORTED AT TOP.
   e. MINIMUM BEARING LENGTH SHALL BE 1-1/2" AT ENDS, AND 3" AT INTERMEDIATE SUPPORTS.
   f. MULTIPLE MEMBERS SHALL BE FASTENED TOGETHER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
10. PREFABRICATED WOOD I-JOISTS:
    a. I-JOISTS SHALL CONFORM TO ASTM D5055.
    b. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL OF ALL WOOD I-JOISTS.
    c. SHOP DRAWINGS SHALL SHOW FLANGE AND WEB SIZES, STRENGTHS, STIFFENERS (AS REQUIRED), BEARING DETAILS, BLOCKINGS, RIM JOISTS, BRIDGING (AS REQUIRED), CONNECTIONS, BRACING, ERECTION NOTES, AND DESIGN CALCULATIONS. JOISTS SHALL BE DESIGNED TO MEET THE DESIGN LOADS SHOWN ON THE STRUCTURAL NOTES AND PLANS. MAXIMUM LIVE LOAD DEFLECTION SHALL BE LESS THAN 1/480 OF THE SPAN. MAXIMUM TOTAL LOAD DEFLECTION SHALL BE LESS THAN 1/240 OF THE SPAN.
    d. CALCULATIONS SHALL BEAR THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER IN THE STATE OF THIS PROJECT.
    e. THE JOIST ERECTOR IS RESPONSIBLE FOR THE PROPER JOIST HANDLING AND TEMPORARY BRACING.

SPECIAL STRUCTURAL INSPECTIONS

1. ALL WORKS SHALL BE SUBJECT TO SPECIAL INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF NEW YORK *STATE* BUILDING CODE. SPECIAL INSPECTORS SHALL MEET THE QUALIFICATIONS OUTLINED IN THE RULES OF THE *STATE* OF NEW YORK SECTION *105.3*.
2. THE STRUCTURAL ELEMENTS REQUIRING SPECIAL INSPECTIONS ARE AS FOLLOWS:

REINFORCE CONCRETE	1705.3
STRUCTURAL STEEL	1705.2

NOT FOR CONSTRUCTION

ISSUED:
PLANNING BOARD: 2022.05.12
PERMIT SET:
CONSTRUCTION SET:

REVISION:

NO.	DATE	DESCRIPTION

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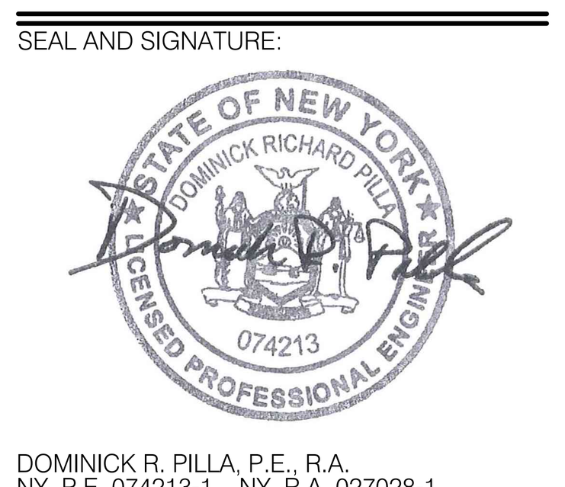
New York, NY, 10019
drpilla.com

PROJECT:
11 TOMPKINS COURT
NYACK, NY

GENERAL NOTES

SEAL AND SIGNATURE:



DOMINICK R. PILLA, P.E., R.A.
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ISSUE:	ARB SUBMISSION SET
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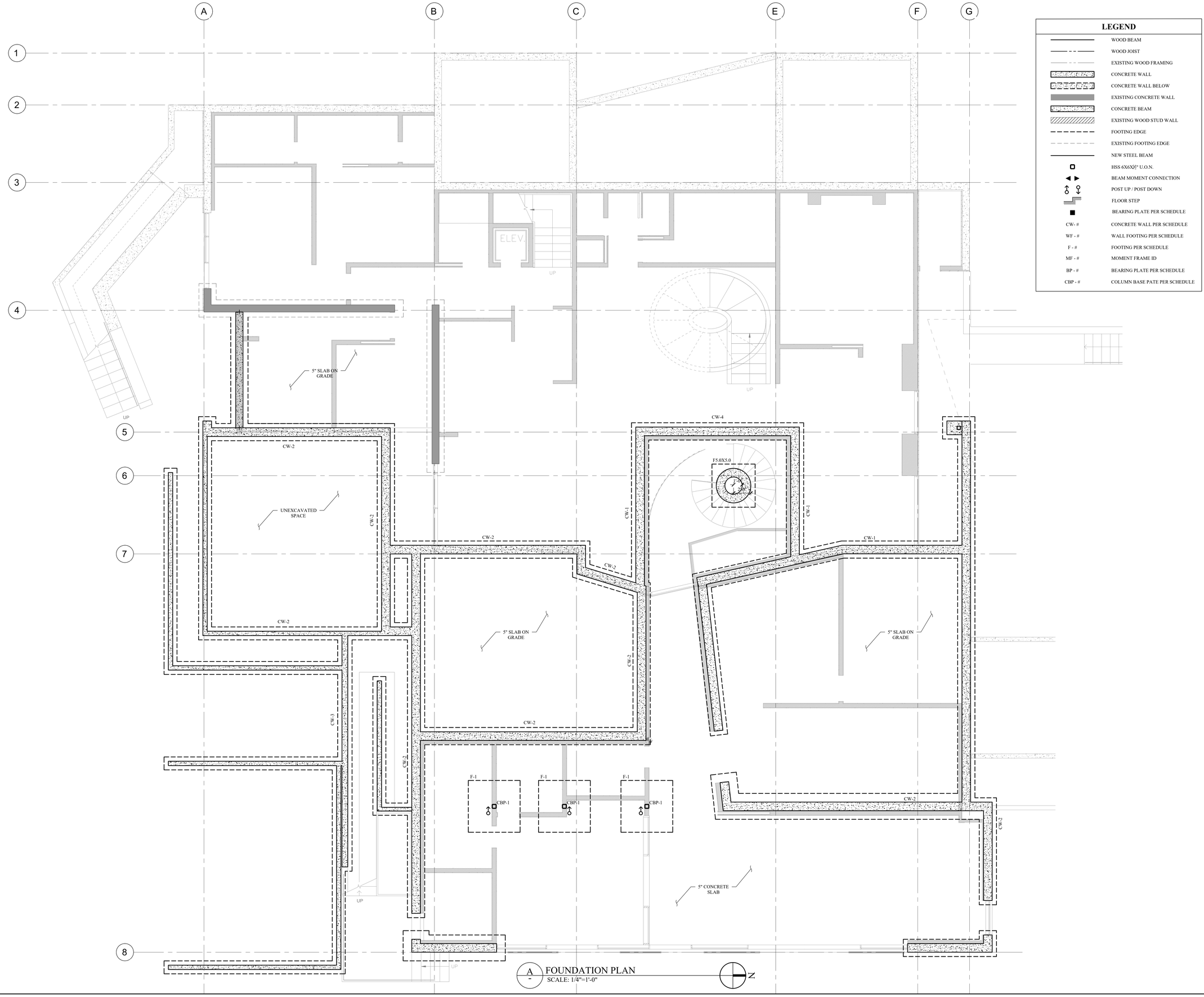
S-002.00



LEGEND

	WOOD BEAM
	WOOD JOIST
	EXISTING WOOD FRAMING
	CONCRETE WALL
	CONCRETE WALL BELOW
	EXISTING CONCRETE WALL
	CONCRETE BEAM
	EXISTING WOOD STUD WALL
	FOOTING EDGE
	EXISTING FOOTING EDGE
	NEW STEEL BEAM
	HSS 6X6X½" U.O.N.
	BEAM MOMENT CONNECTION
	POST UP / POST DOWN
	FLOOR STEP
	BEARING PLATE PER SCHEDULE
CW- #	CONCRETE WALL PER SCHEDULE
WF - #	WALL FOOTING PER SCHEDULE
F - #	FOOTING PER SCHEDULE
MF - #	MOMENT FRAME ID
BP - #	BEARING PLATE PER SCHEDULE
CBP - #	COLUMN BASE PATE PER SCHEDULE

A-1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

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FOUNDATION PLAN

SEAL AND SIGNATURE:

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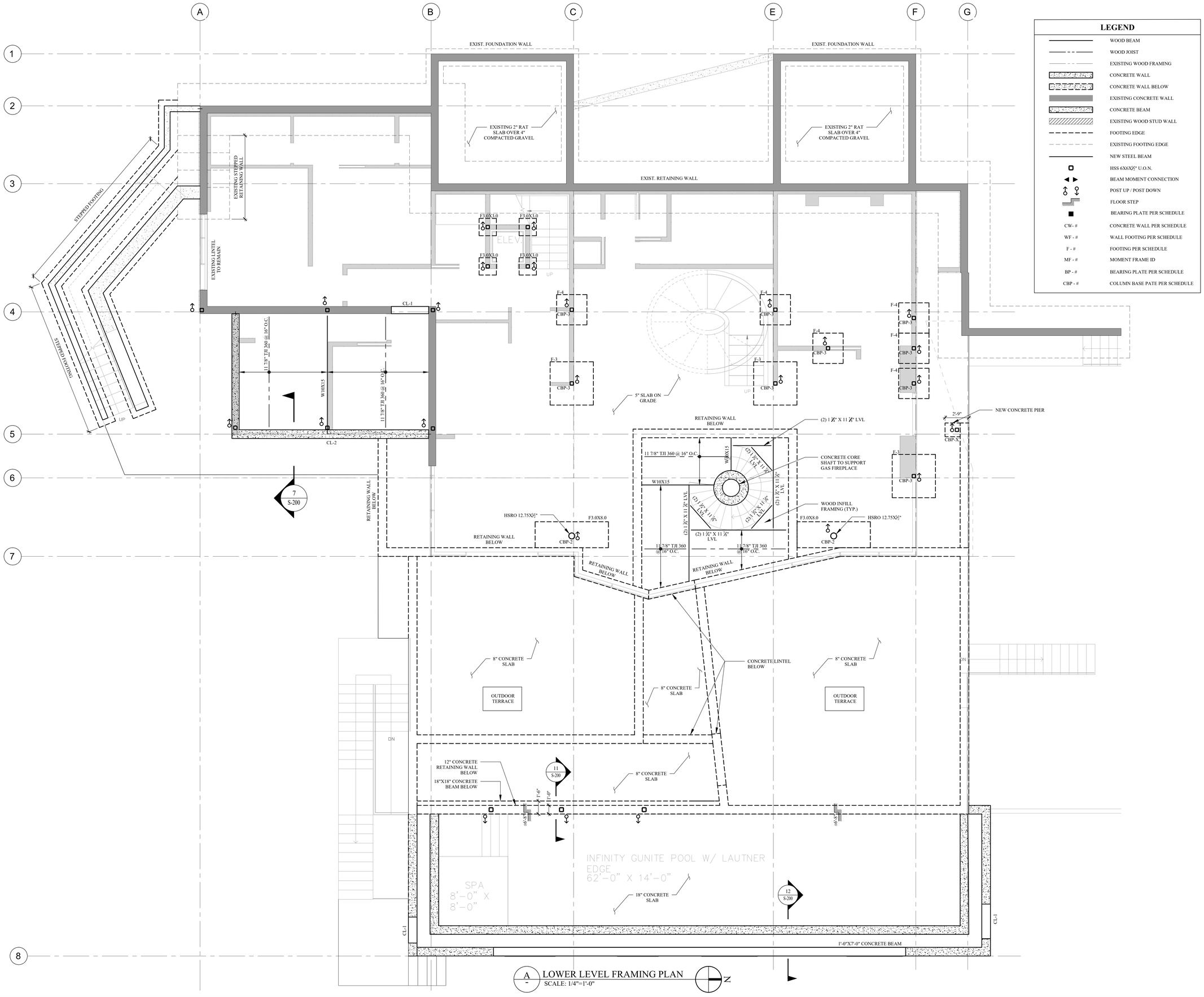

A LOWER LEVEL FRAMING PLAN
SCALE: 1/4"=1'-0"

LEGEND

	WOOD BEAM
	WOOD JOIST
	EXISTING WOOD FRAMING
	CONCRETE WALL
	CONCRETE WALL BELOW
	EXISTING CONCRETE WALL
	CONCRETE BEAM
	EXISTING WOOD STUD WALL
	FOOTING EDGE
	EXISTING FOOTING EDGE
	NEW STEEL BEAM
	HSS 6X6X½" U.O.N.
	BEAM MOMENT CONNECTION
	POST UP / POST DOWN
	FLOOR STEP
	BEARING PLATE PER SCHEDULE
CW- #	CONCRETE WALL PER SCHEDULE
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MF - #	MOMENT FRAME ID
BP - #	BEARING PLATE PER SCHEDULE
CBP - #	COLUMN BASE PATE PER SCHEDULE

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LOWER LEVEL FRAMING PLAN

SEAL AND SIGNATURE:

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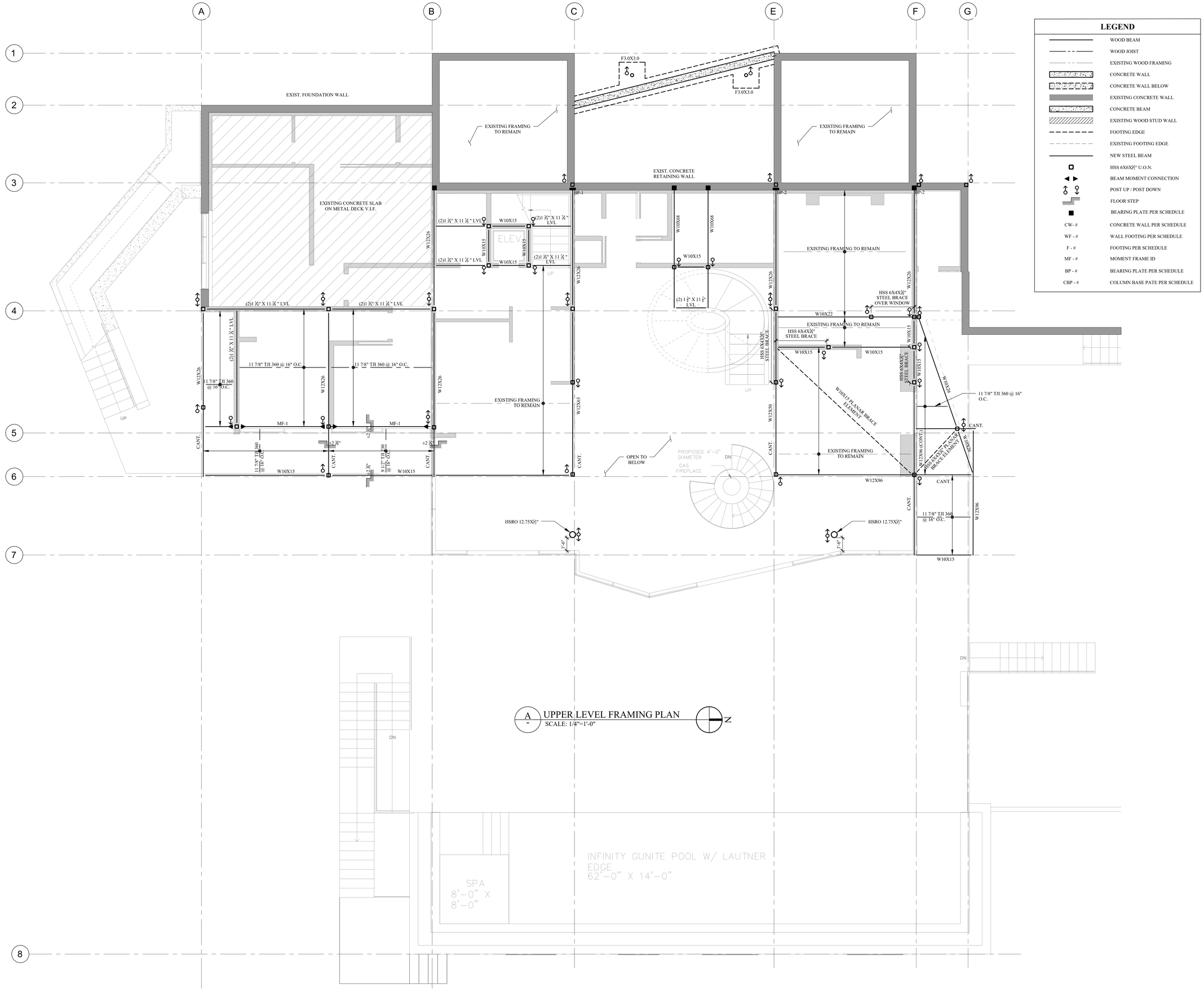

A UPPER LEVEL FRAMING PLAN
SCALE: 1/4"=1'-0"

LEGEND

	WOOD BEAM
	WOOD JOIST
	EXISTING WOOD FRAMING
	CONCRETE WALL
	CONCRETE WALL BELOW
	EXISTING CONCRETE WALL
	CONCRETE BEAM
	EXISTING WOOD STUD WALL
	FOOTING EDGE
	EXISTING FOOTING EDGE
	NEW STEEL BEAM
	HSS 6X6X½" U.O.N.
	BEAM MOMENT CONNECTION
	POST UP / POST DOWN
	FLOOR STEP
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BP - #	BEARING PLATE PER SCHEDULE
CBP - #	COLUMN BASE PATE PER SCHEDULE

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UPPER LEVEL FRAMING PLAN

SEAL AND SIGNATURE:

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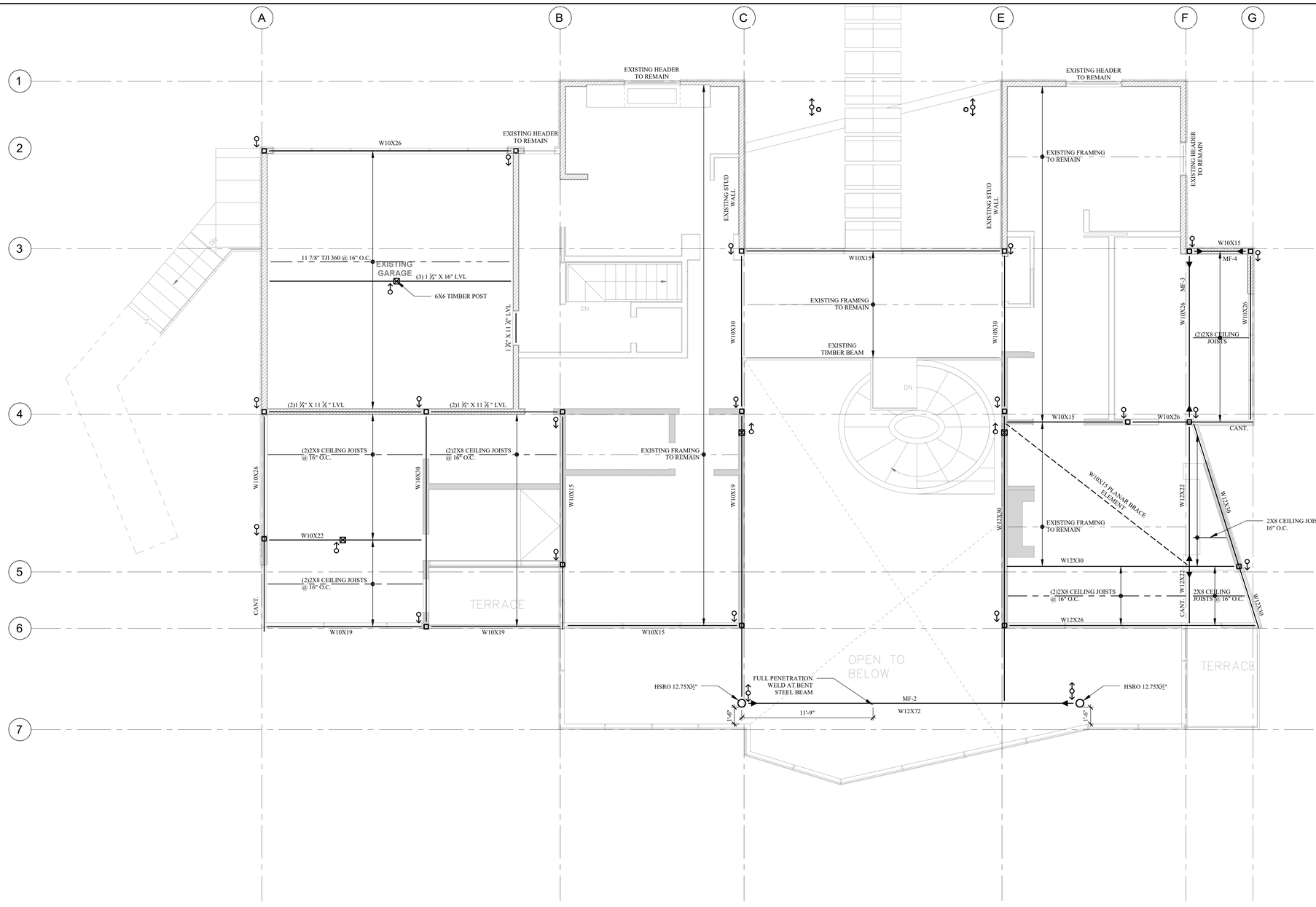

A ATTIC FRAMING PLAN
SCALE: 1/4"=1'-0"

N

LEGEND

	WOOD BEAM
	WOOD JOIST
	EXISTING WOOD FRAMING
	CONCRETE WALL
	CONCRETE WALL BELOW
	EXISTING CONCRETE WALL
	CONCRETE BEAM
	EXISTING WOOD STUD WALL
	FOOTING EDGE
	EXISTING FOOTING EDGE
	NEW STEEL BEAM
	HSS 6X6X½" U.O.N.
	BEAM MOMENT CONNECTION
	POST UP / POST DOWN
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ATTIC FRAMING PLAN

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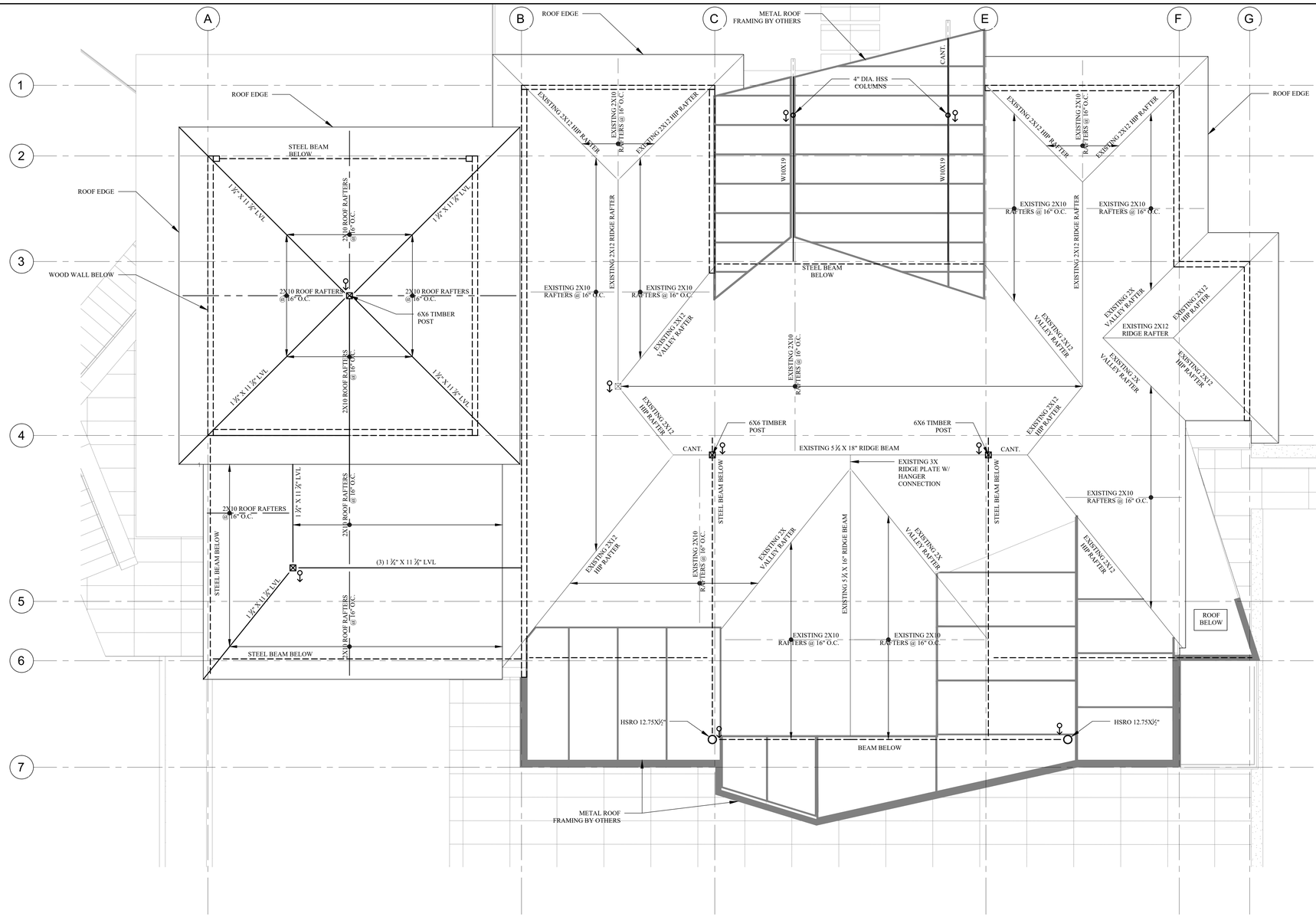

LEGEND

	WOOD BEAM
	WOOD JOIST
	EXISTING WOOD FRAMING
	CONCRETE WALL
CW	CONCRETE WALL BELOW
	EXISTING CONCRETE WALL
	CONCRETE BEAM
	EXISTING WOOD STUD WALL
	FOOTING EDGE
	EXISTING FOOTING EDGE
	NEW STEEL BEAM
	HSS 6X6X½" U.O.N.
	BEAM MOMENT CONNECTION
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MF - #	MOMENT FRAME ID
BP - #	BEARING PLATE PER SCHEDULE
CBP - #	COLUMN BASE PATE PER SCHEDULE

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

N

ISSUED:
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ROOF FRAMING PLAN

SEAL AND SIGNATURE:

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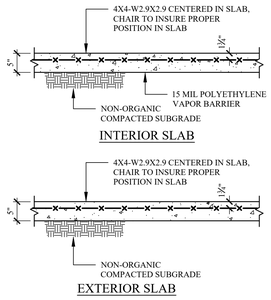
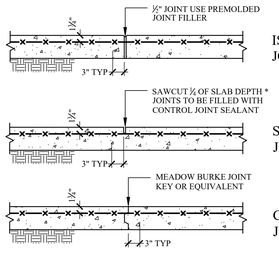


NOTES:
-PROVIDE CONTROL JOINTS PER DETAIL 2 AT 16'-0" O.C. MAX. COORDINATE JOINT LOCATIONS WITH ARCHITECT.

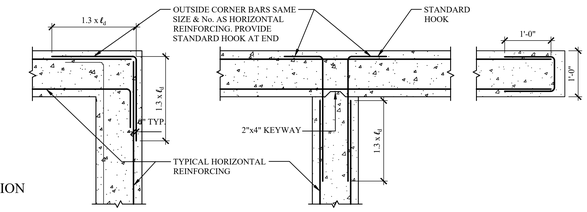
-SEE ARCHITECTURAL DRAWINGS FOR SLOPING REQUIRMENTS AT EXTERIOR SLABS

1 TYPICAL SLAB ON GRADE DETAIL
SCALE: 3/4" = 1'-0"

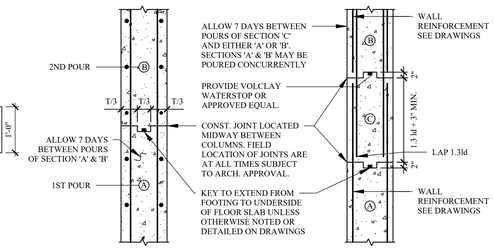


NOTES
* PROVIDE SEALANT WHERE REQUIRED BY ARCHITECT. SAWCUT AS SOON AS POSSIBLE AFTER CONCRETE HARDENS. SAW CUTTING MUST BE COMPLETE WITHIN 8 HRS AFTER CASTING.

2 SLAB ON GRADE CONTROL JOINTS
SCALE: 3/4" = 1'-0"

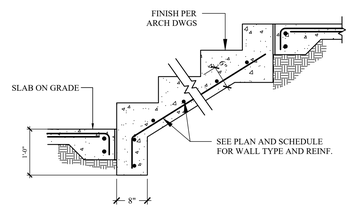


3 TYP. HORIZONTAL REINFORCING
CONCRETE TIE BEAMS, WALLS, AND FOOTINGS
SCALE: 3/4" = 1'-0"

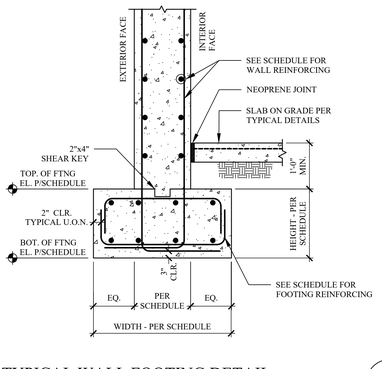


NOTES:
1. LENGTH OF POUR LIMITED TO 40'-0".
2. CONSTRUCTION JOINT SHALL BE PLACED NO FARTHER THAN 10'-0" FROM ANY CORNER.
3. USE OF JOINT TYPE 'A' OR 'B' IS AT CONTRACTOR'S OPTION.
4. FOR WATERPROOFING, SEE ARCHITECTURAL DRAWINGS.
5. FOLLOW ACI 224.3R

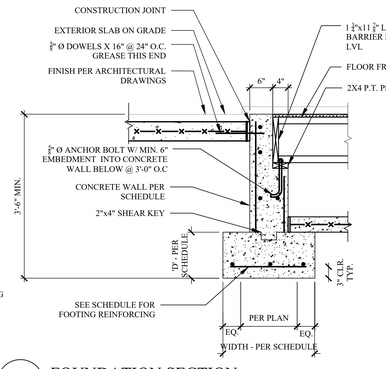
4 TYP. WALL CONSTRUCTION JOINT DETAIL
SCALE: 3/4"=1'-0"



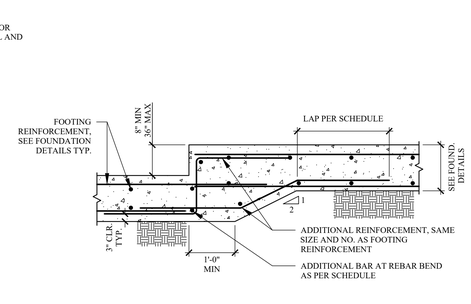
5 STAIR SECTION
SCALE: 3/4" = 1'-0"



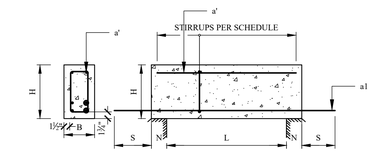
6 TYPICAL WALL FOOTING DETAIL
SCALE: 3/4" = 1'-0"



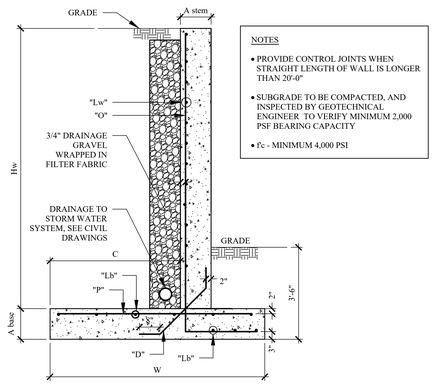
7 FOUNDATION SECTION
AT CRAWL SPACE
SCALE: 3/4" = 1'-0"



8 TYPICAL STEP FOOTING DETAIL
SCALE: 3/4" = 1'-0"

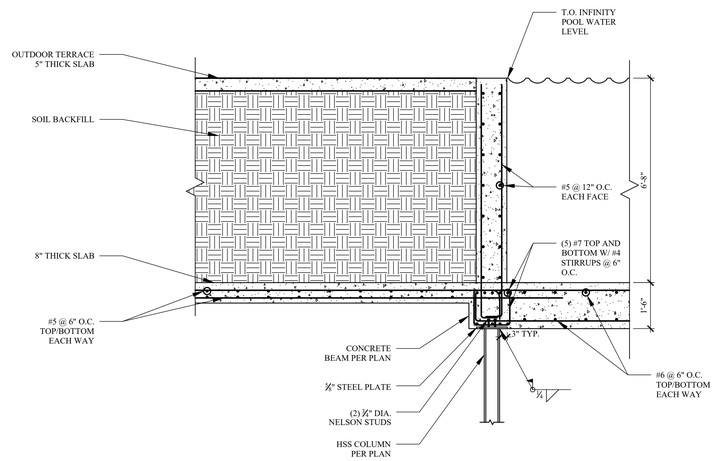


9 TYPICAL CONCRETE LINTEL DETAIL
SCALE: 3/4" = 1'-0"

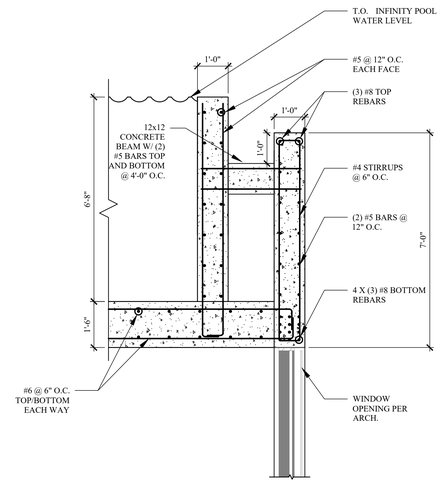


NOTES
- PROVIDE CONTROL JOINTS WHEN STRAIGHT LENGTH OF WALL IS LONGER THAN 20'-0"
- SUBGRADE TO BE COMPACTED, AND INSPECTED BY GEOTECHNICAL ENGINEER TO VERIFY MINIMUM 2,000 PSF BEARING CAPACITY
- f'c - MINIMUM 4,000 PSI

10 TYP. RETAINING WALL SECTION
SCALE: 1/2"=1'-0"



11 SECTION 11
S-101
SCALE: 1/2"=1'-0"



12 SECTION 12
S-101
SCALE: 1/2"=1'-0"

ISSUED:
PLANNING BOARD: 2022.05.12
PERMIT SET:
CONSTRUCTION SET:

REVISION:

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

BRIDGEHAMPTON:
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drpilla.com

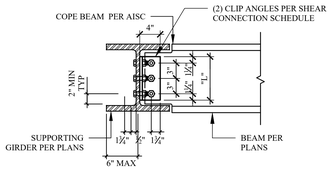
PROJECT:
11 TOMPKINS COURT
NYACK, NY

FOUNDATION DETAILS

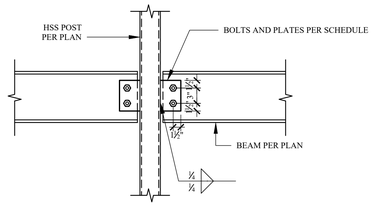
SEAL AND SIGNATURE:

DOMINICK R. PILLA, P.E., R.A.
NY P.E. 074213-1 NY R.A. 027028-1

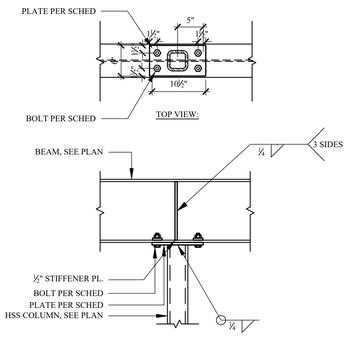
ISSUE:	ARB SUBMISSION SET
DATE:	06/23/2022
PROJECT NO.:	22-047
DRAWN/CHK BY:	AJ/MJK
SCALE:	AS NOTED
DWG NO.:	S-200.00



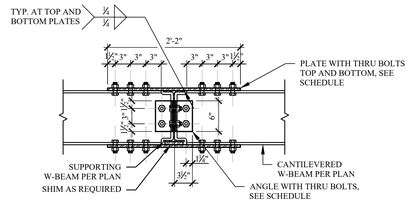
1 BEAM TO BEAM ANGLE CONNECTION
SCALE: 1" = 1'-0"



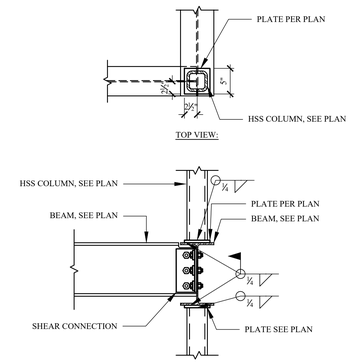
2 BEAM TO HSS COLUMN CONNECTION
SCALE: 1"=1'-0"



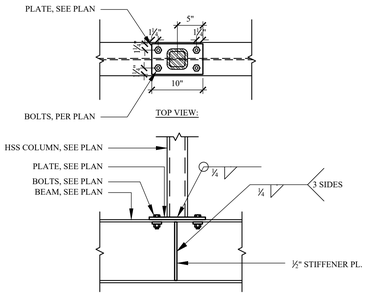
3 BEAM TO HSS COLUMN CONNECTION
SCALE: 1"=1'-0"



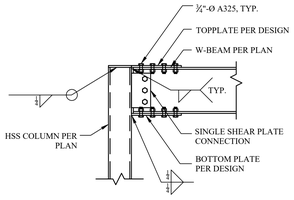
4 CANTILEVERED W-BEAM CONNECTION
SCALE: 1"=1'-0"



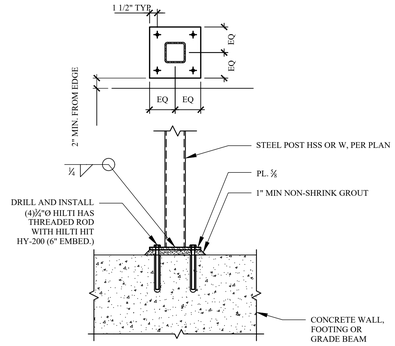
5 BEAM CONNECTION AT CORNER
SCALE: 1"=1'-0"



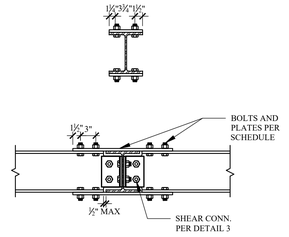
6 TYPICAL HSS COL POSTING OFF BEAM
SCALE: 1"=1'-0"



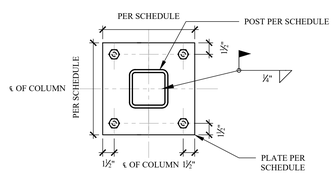
7 W-BEAM TO HSS MOMENT CONNECTION II
SCALE: 3/4"=1'-0"



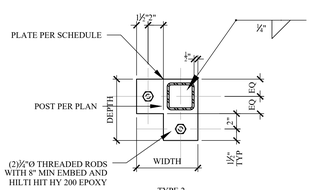
8 TYP. COLUMN TO CONCRETE CONNECTION
SCALE: 1" = 1'-0"



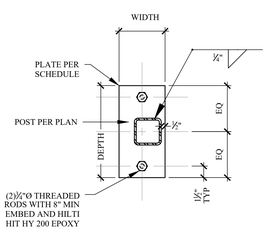
9 TYP. MOM. CONN. DETAIL
SCALE: 1" = 1'-0"



TYPE 1



TYPE 2



TYPE 3

10 STEEL BASE PLATE DETAILS
SCALE: 1-1/2" = 1'-0"

NOT FOR CONSTRUCTION

ISSUED:
PLANNING BOARD: 2022.05.12
PERMIT SET:
CONSTRUCTION SET:

REVISION:

NO.	DATE	DESCRIPTION

BRIDGEHAMPTON:
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PROJECT:
11 TOMPKINS COURT
NYACK, NY

STEEL DETAILS

SEAL AND SIGNATURE:

DOMINICK R. PILLA, P.E., R.A.
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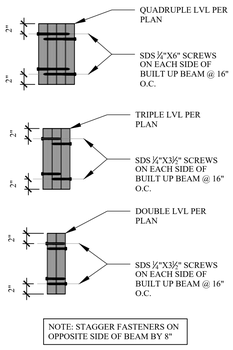
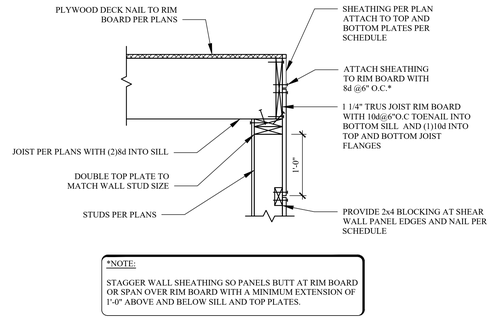
ISSUE:	ARB SUBMISSION SET
DATE:	06/23/2022
PROJECT NO.:	22-047
DRAWN/CHK BY:	AJ/MJK
SCALE:	AS NOTED
DWG NO.:	S-300.00

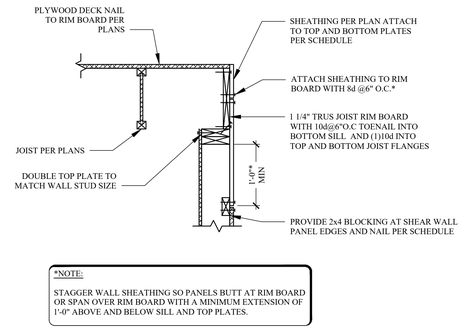


1 - TYPICAL BUILT-UP LVL DETAIL
SCALE: 1" = 1'-0"



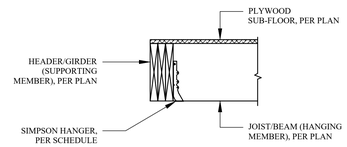
*NOTE:
STAGGER WALL SHEATHING SO PANELS BUTT AT RIM BOARD OR SPAN OVER RIM BOARD WITH A MINIMUM EXTENSION OF 1'-0" ABOVE AND BELOW SILL AND TOP PLATES.

2 - DETAIL-2
TYPICAL SUBFLOOR ATTACHMENT DETAIL AT WALL
1"=1'-0"

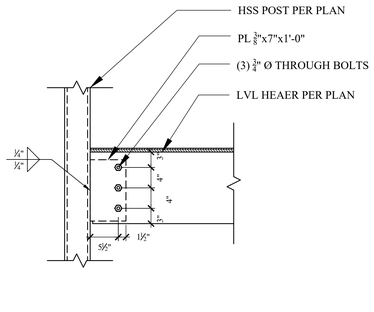


*NOTE:
STAGGER WALL SHEATHING SO PANELS BUTT AT RIM BOARD OR SPAN OVER RIM BOARD WITH A MINIMUM EXTENSION OF 1'-0" ABOVE AND BELOW SILL AND TOP PLATES.

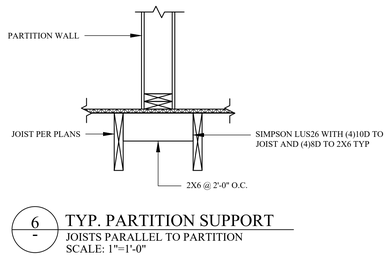
3 - DETAIL-3
TYPICAL SUBFLOOR ATTACHMENT DETAIL AT WALL
1"=1'-0"



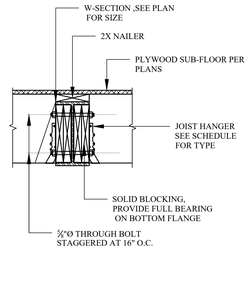
4 - DETAIL-4
TYPICAL HANGER DETAIL
1"=1'-0"



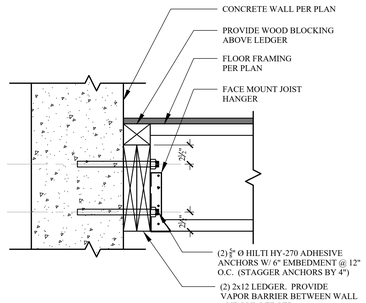
5 - TYPICAL LVL HEADER CONNECTION
AT HSS COLUMN
SCALE: 1"=1'-0"



6 - TYP. PARTITION SUPPORT
JOISTS PARALLEL TO PARTITION
SCALE: 1"=1'-0"



7 - TYP. HANGER TO WF CONN.
SCALE: 1"=1'-0"



8 - LEDGER CONNECTION
SCALE: 1 1/2"=1'-0"

NOT FOR CONSTRUCTION

ISSUED:
PLANNING BOARD: 2022.05.12
PERMIT SET:
CONSTRUCTION SET:

REVISION:

NO.	DATE	DESCRIPTION

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PROJECT:
11 TOMPKINS COURT
NYACK, NY

WOOD DETAILS

SEAL AND SIGNATURE:

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ISSUE:	ARB SUBMISSION SET
DATE:	06/23/2022
PROJECT NO.:	22-047
DRAWN/CHK BY:	AJ/MJK
SCALE:	AS NOTED
DWG NO.:	

S-400.00