PLANNING BOARD MEETING AGENDA

June 24, 2026 at 7:30 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

ROLL CALL

CALL TO ORDER

PUBLIC HEARING

1. To consider the application of Kamran Amona/12 JEREMY LLC, 435 Buena Vista Road, New City NY 10952. The Applicant is seeking approval, pursuant to the Zoning Law of the Village of Wesley Hills — Section 230-36(E)(5), for architectural plans for a new single-family residence.

   The subject property, now commonly known as 12 Jeremy Court, Wesley Hills, New York, is located/designated on the South Side of Jeremy Court 365 +/- Feet South of Powder Horn Drive. The property is now currently designated on the Town of Ramapo Tax Map as Parcel ID #(s): 32.19 – 2–4.5 in an R-50 Zoning District.

2. To consider the application of Kim Thomas Sippel - Architect/Tammy Wolchok, 11 Camberra Drive, Wesley Hills, NY 10901.The Applicant is seeking: a Wetlands Permit *[Wetland – Deck Renovations to Proposed Residence*].

   The subject property is commonly known as 11 Camberra Drive, Wesley Hills, NY. The property is situated on the Northerly and Easterly Sides of Camberra Drive. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.13 -1 - 17 and is located in an R-50 zoning district.

3. To consider the application of LARRY KATZ, 16 Judith Lane, Monsey NY 10952. The Applicant is seeking: a Wetlands Permit *[Wetland – Pool Permit*].

   The subject property is commonly known as 16 Judith Lane, Monsey, NY. The property is situated on the North Side of Judith Lane, 562 +/- feet West of Martha Road. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.18 -1 - 6 and is located in an R-35 zoning district.

CONTINUED PUBLIC HEARING

4. To consider the application of Congregation Trisk Tolna. The Applicant is seeking a Special Permit and Site Plan approval for the use of the existing structure as a Neighborhood Gathering.

   The subject property is commonly known as 33 Glenbrook Road, Wesley Hills, NY. The property is situated on the North Side of Glenbrook Road, 400 feet West of Moccasin

Place. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 41.10-2-24 and is located in an R-35 zoning district.

5. To consider the application of 23 Timber Trail, LLC, Suffern NY. The Applicant is seeking: a Special Permit for the construction, use and maintenance of a recreational sports court [accessory structure].

The subject property is commonly known as 23 Timber Trail, Suffern, New York. The property is situated on the north side of Timber Trail, 900 feet east of Wilder Road. The property is designated on the Town of Ramapo Tax Map as Parcel ID # 32.14-1-17 and is in an R-50 zoning district.

DISCUSSIONS

6. Discussion on the application of Tzvi Lefkowitz for a Clearing/Filling/Excavating Permit. Designated on the Town of Ramapo Tax Map as Parcel ID#41.07-2-31. Subject property is located at 34 Willow Tree Road.

APPROVAL OF MINUTES

7. May 27, 2026

ADJOURNMENT

Mazal 18 Builders

Phone: 845-596-4471
Email: mazal18builders@gmail.com
Address: 435 Buena Vista Road
New City, New York, 10956

May 18 2026

Dear ARB Members,

We respectfully submit for your review and consideration the architectural plans for a new single-family residence located at 12 Jeremey Ct, Wesley Hills, New York. The home has been thoughtfully designed by Eric Osborn and engineered by Atzel, Nasher & Zigler.

The proposed residence is a two-story dwelling that combines modern simplicity with timeless elegance while fitting harmoniously within the character of the surrounding neighborhood. The exterior will feature a clean James Hardie siding finish in a neutral palette with stone accents, complemented by contemporary black-framed windows that provide both style and energy efficiency. A charcoal-colored shingle roof will offer subtle contrast, enhancing the home's sleek modern profile while maintaining a sense of warmth and approachability.

At the front elevation, a double-door entry serves as a balanced focal point and creates a welcoming sense of arrival. This entrance has been carefully integrated to emphasize the clean architectural lines and understated elegance of the overall façade.

The residence will also include a three car garage seamlessly integrated into the architectural form to preserve the continuity and aesthetic integrity of the design. The garage doors will be selected in complementary tones and styles to ensure cohesion with the overall material and color palette.

The landscaping approach is intentionally minimalistic yet refined, utilizing drought-tolerant and low-maintenance plantings to enhance the property's curb appeal without overwhelming the architecture. The landscape design will incorporate clean lines, natural textures, and native plant materials, creating an inviting yet restrained environment that supports sustainability and complements the architectural vision.

Overall, the proposed design reflects a commitment to quality, functionality, and understated elegance. We believe this residence will make a valuable contribution to the architectural character of the community, and we respectfully request the Board's approval to proceed.

Thank you for your time and consideration.

Sincerely,

Kamran Amona

Mazal 18 Builders Inc.

PART I

Name of Municipality VILLAGE OF WESLEY HILLS Date _____

Please check all that apply:

____ Planning Board	____ Municipal Board
____ Zoning Board of Appeals*	____ Historical Board
(Fill out **Part II** *of this form.)*	X Architectural Review
____ Subdivision	____ Sketch
____ Number of Lots	____ Preliminary
	____ Final
____ Site Plan	
____ Special Permit	____ Conditional Use
____ Zoning Code Amendment	____ Zone Change
____ Variance	

Applicant: Kamran Amona Phone # 845 5964471
Address: 435 Buena Vista RD. Newburgh N.Y. 10952
Email: Kamran Amona@hotmail.com

Project Name: 12 Jeremy LLC
Tax Map Lot No. 32.19 2.4-5 Map Date Apr. 12-24
Current Zoning R-50

Location: On the S.E. side of Jeremy ct.,
_____ feet _____ of _____ in the
town of Ramapo hamlet/village of Wesley Hills

Acreage of Parcel 46000 SQ. FT **Zoning District** R-50
School District Ramapo **Postal District** 10901
Fire District Monsey FD **Ambulance District** Monsey
Water District Veolia **Sewer District** S.D. #1

Project Description: *(If additional space required, please attach a narrative summary.)*

If **subdivision**:

1) Is any variance from the subdivision regulations required? N/O
2) Is any open space being offered? N/O If so, what amount? _____
3) Is this a standard or average density subdivision? Yes

If **site plan**:

1) Total size of building(s) in square feet _____
2) Proposed addition _____
3) Number of dwelling units 1

If **special permit**, list special permit use and what the property will be used for.

_____

_____

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. NO

Are there **streams** on the site? If yes, please provide the names. NO

Are there **wetlands** on the site? If yes, please provide the names and type. NO

Project History: Has this project ever been reviewed before? NO

If so, provide a narrative, including the list case number, name, date, and the board you appeared before. _____

_____

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

_____

_____

Property Owner: 12 Jeremy LLC. Phone # 7184900490

Address: 45 Powder horn Email: _____

Engineer/Architect/Surveyor: JOHN ATZEL Phone # 845 6344694

Address: 234 N. Main St. Email: FLorans@Gmail.com
New city N.Y. 10956

Attorney: _____ Phone # _____

Address: _____ Email: _____

Contact Person: Kamran Amana Phone # 8455964471

Address: 435 Buena Vista RD. Email: KamranAmana@hotmail.com
New city N.Y.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

MAZAL 18 Builders

Name of Action or Project:

Project Location (describe, and attach a location map):
12 Jeremy ct. Wesley Hills N.Y. 10901

Brief Description of Proposed Action:
Building a single family home

Name of Applicant or Sponsor:	Telephone: 8455964471
Kamran Amona	E-Mail: KamranAmona@hotmail.com

Address: 433 Buena Vista RD. New City N.Y. 10956

City/PO:	State:	Zip Code:
New City	N.Y.	10956

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Dept. Building Permit	☐	☒

3. a. Total acreage of the site of the proposed action? 1.15 acres
   b. Total acreage to be physically disturbed? .79 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.15 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

1 A

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation services available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: MeeTS ALL Applicable State Energy RaDuirmuTS	☒	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☒

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☒

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☒	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☒
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: All Stormwater Runoff will be Conveyed To Drainage Systems		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☒	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☒	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☒	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Kamran Amrani (Mazal 18 Builders Inc.) Date: 5-19-26

Signature: _____ Title: President

PRINT FORM

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT / LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY - SUBSTITUTIONS AND/OR REVISIONS MADE DIFFERING FROM THESE PLANS WITHOUT WRITTEN NOTICE SHALL VOID ARCHITECTS RESPONSIBILITY - ARCHITECT NOT RESPONSIBLE FOR CONTRACTORS METHODS AND WORKMANSHIP - ARCHITECT NOT LIABLE FOR EXISTING AND UNFORSEEN CONDITIONS

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH ALL FIREWALLING CODES, LAWS AND ORDINANCES OF THE 2025 BUILDING & ENERGY CONSERVATION CODES OF NYS. AND THE LOCAL ZONING LAWS OF WHICH THE PROJECT IS LOCATED.

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PRIOR, DURING AND AFTER CONSTRUCTION ALL NECESSARY LICENSES AND INSURANCES PER THE N.Y.S. LOCAL AND ALL GOVERNING REGULATIONS.

THE OWNER SHOULD READ AND REVIEW HIS/HER ENTIRE SET OF CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO GIVING IT TO THE CONTRACTOR. OWNER SHALL CONFIRM THAT ALL INFORMATION IS CORRECT. SHOULD THE OWNER FIND ANYTHING THAT WASN'T WHAT THEY INTENDED TO BE DONE, THEN THEY SHALL HAVE THE ARCHITECT AMEND IT AS REQUIRED.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION, AND OR PROJECT SITE. THE GENERAL PUBLIC, PROSPECTIVE BUYERS AND ALL OTHER NON-CONSTRUCTION RELATED PERSONS ARE NOT TO ENTER THE CONSTRUCTION WORK AREA UNTIL A VALID CERTIFICATE OF OCCUPANCY IS ISSUED BY THE LOCAL BUILDING DEPARTMENT.

THE PROJECT SITE SHALL BE PROPERLY FOOTED AND TAPED AND OR FENCED OFF TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO ANY ERECTION/CONSTRUCTION.

ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALWAYS USE DIMENSIONS AS SHOWN AND THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

DRAWINGS ARE NOT TO BE SCALED.

ALL CHANGES MADE BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE ARCHITECT AND OWNER PRIOR OF STARTING WITH THE WORK INVOLVED, ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND ULTIMATELY NOT BEING APPROVED BY THE OWNER AND ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND TO BE CORRECTED AT HIS OUN EXPENSE.

THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY MECHANICAL DESIGN SYSTEMS, DUCTS, CHASE OPENINGS, SIZE OF FURNACE AND FRESH AIR REQUIREMENTS ETC. THESE ARE NOT SHOWN AND SHALL BE DETERMINED BY A MECHANICAL ENGINEER PRIOR OF COMMENCING THE WORK.

THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION, AND CONSTRUCTION INSPECTIONS AND/OR THE REVIEW OF SHOP DRAWINGS. THE ARCHITECT HAS ONLY BEEN RETAINED FOR DESIGN PURPOSES. THEREFORE, THE ARCHITECT ASSUMES NO LIABILITY FOR WORKMANSHIP, CODE AND OR PLAN COMPLIANCE.

THE ARCHITECTS RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND RELATED SPECIFICATIONS ONLY.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.

THE ARCHITECT SHALL PROVIDE WEATHERPROOFING AT THE END OF EACH WORK DAY AS REQUIRED TO PREVENT WEATHER DAMAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR FROZEN PIPES AND/OR MOLD CONDITIONS CREATED BY THE CONTRACTORS NEGLIGENCE.

BACKFILL SHALL NOT BE PLACED UNTIL THE MAIN FLOOR SYSTEM AND BASEMENT CONCRETE INTERIOR FLOOR SLABS ARE INSTALLED. FOOTING DRAINS SHALL BE PROVIDED AS SHOUN, AND APPROPRIATE. THEY SHOULD BE LAID IN GRAVEL BED AND PROTECTED AT THE TOP WITH FILTER FABRIC AND 6' OF 11/2' GRAVEL AROUND & PROVIDE POSITIVE OUTFALL TO A STORM DRAIN OR A DRY-WELL.

THE FINISHED GRADE AND DRIVEWAY SHOULD BE PITCHED AWAY FROM THE BUILDING SUCH THAT ALL THE SURFACE WATER FLOWS AWAY FROM BUILDING.

THE FINISHED GRADE HEIGHT SHALL BE A MINIMUM OF 8' BELOW THE ADJACENT FRAMING, OR AS INDICATED ON PLANS.

THE TOP OF ANY FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12' PLUS 2 PERCENT.

INSTALLATION OF GAS AND ELECTRIC METERS SHOULD BE IN STRICT ACCORDANCE WITH THE LOCAL UTILITY COMPANY SPECIFICATIONS.

SITE NOTES

THESE PLANS ARE BASED ACCORDANCE TO THE SURVEY INFORMATION PROVIDED TO THE ARCHITECT BY THE OUNER. THEY SHOULD BE REVIEWED BY A LICENSED LAND SURVEYOR AND OR ENGINEER TO VERIFY ALL BUILDING LINES, AND SET BACKS PRIOR TO CONSTRUCTION.

THE ELEVATION SHOUN ON THE PLAN MAY NOT BE ACCURATE IN EVERY DETAIL, THE OUNER SHALL REVIEW THE PLANS WITH THE CONTRACTOR TO INSURE ACCURACY OF DETAILS AND METHODS PROVIDED BY THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE OF NOTIFYING ALL UTILITY COMPANIES, AND VERIFYING THE LOCATION OF THE SAME UTILITY COMPANIES LINES, SERVICES AND ALL OTHER POSSIBLE EQUIPMENTS OF UTILITY COMPANIES. THE CONTRACTOR SHALL LOCATE AND IDENTIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, AND PROVIDE UNDERGROUND CONNECTIONS TO THEM.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY GROUND WATER, EXCESSIVE ORGANIC MATERIAL OR ANY OTHER UNSUITABLE CONDITIONS DISCOVERED DURING SITE PREPARATION AND OR EXCAVATION.

THE CONTRACTOR SHALL PROVIDE ONE PROPERLY MAINTAINED, PORTABLE TOILET FOR THE ENTIRE DURATION OF THE CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE FROM A REGISTERED LAND SURVEYOR A UNRITTEN CERTIFICATE THAT THE LOWEST PORTION OF THE FIRST FLOOR MEET OR EXCEED THE MINIMUM FLOOD ELEVATIONS.

ALL DRIVEWAYS AND WALKWAYS FORM WORK SHALL BE APPROVED BY DEVELOPMENT REVIEW REPRESENTATIVE BEFORE ANY WORK CONTINUES. THE CONTRACTOR SHALL REMOVE AND DISPOSE ALL RUBISH, VEGETATION, STUMPS, ROOTS, AND TREES AS SHOUN ON THE PLANS.

ALL AREAS TO BE COVERED WITH FILL AND GRADED DOUN.

THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES SHOUN TO REMAIN AS REQUIRED.

EXTREME CAUTION SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDINGS.

THE CONTRACTOR SHALL OBSERVE ANY VARIATIONS AND OR ANY UNFORESEEN DISCREPANCIES WITH THE PLANS, AND SHOULD REPORT IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND ALL TEMPORARY SUPPORTS PRIOR OF REMOVING THE EXISTING WALLS, CEILINGS, FLOORS AND ROOFS AS PER ALL LOCAL AND OSHA REGULATIONS.

THE CONTRACTOR SHALL PROVIDE WEATHERPROOFING AT THE END OF EACH WORK DAY AS REQUIRED TO PREVENT WEATHER DAMAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR FROZEN PIPES AND/OR MOLD CONDITIONS CREATED BY THE CONTRACTORS NEGLIGENCE.

FOUNDATION NOTES

IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE DIMENSIONS BETUEEN FOUNDATION AND FLOOR PLANS PRIOR TO CONSTRUCTION. ALL EXCAVATIONS SHOULD BE SUBSTANTIALLY FREE OF UATER DURING FOUNDATION CONSTRUCTION UORK.

THIS PROJECT HAS BEEN DESIGNED BY ASSUMING THAT ALL THE SOIL BEARING IS 2 KIPS/SQ. FT. (2,000#)

ALL STRUCTURAL CONCRETE SHALL BE A STONE CONCRETE WITH A 1:3:5 MIX AND HAVE A MINIMUM STRENGTH OF 3,500 PSI AT THE END OF 28 DAYS.

ALL FOOTINGS TO REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING 2 TONS PER SQ. FT.

REFERENCE THE PLANS FOR SIZE AND QUANTITY OF REINFORCING BARS.

ALL FOOTINGS SHALL BE BELOW THE FINISHED GRADE MINIMUM OF 3'-6" IN ROCK AND COUNTY; 3'-6" IN ORANGE COUNTY OR OTHERUISE SHOUN ON THE PLAN.

PROVIDE EXPANSION JOINTS AT PERIMETERS OF ALL CONCRETE SLABS.

ALL INTERIOR FOOTINGS SHALL STEP DOUN TO PERIMETER WALL FOOTING DEPTH AT ALL FOOTING INTERSECTIONS.

ALL SUB GRADE FILL MATERIAL SHALL BE COMPACTED TO A DENSITY OF 96. ALL CONCRETE SLABS SHALL BE A MINIMUM OF 4" THICK - REINFORCED WITH 6x6 (6#6) WELDED WIRE MESH ON 6 MIL VAPOR BARRIER ON 4" OF 3/4" GRAVEL, UNLESS SHOUN OTHERUISE AND TO RECEIVE A SMOOTH FINISH.

ALL CONCRETE PAVING SHALL RECEIVE A FINE BROOM FINISH UNLESS SHOUN OTHERUISE.

ALL CONCRETE SLABS TO RECEIVE CONTROL JOINTS (1/2" SAW CUTS) AT A MAXIMUM OF 15'x15' TO CONTROL CRACKING WITH SHRINKAGE.

SLOPE ALL CONCRETE SLABS TO DRAIN TO EXTERIOR SLOPES IN GARAGES SHALL BE A MINIMUM OF 1/8"-1/4" UNLESS SHOUN OTHERUISE.

MASONRY AND CONCRETE CONTRACTOR SHALL INSTALL ALL ANCHOR BOLTS, PLATES, CHASES, SLOTS, SLEEVES, ETC. AS REQUIRED BY TRADES.

CAULK UEATHER-TIGHT ALL OPENINGS.

EXTERIOR OF THE CONCRETE WALLS TO BE COATED WITH RUB-R-WALL COATING OR EQUAL

INTERIOR COLUMNS TO BE 4" DIAM. STANDARD STEEL - PROVIDE BASE & TOP PLATES.

INTERIOR COLUMNS OVER 9'-0" IN HEIGHT TO BE 5" DIAM. STANDARD STEEL COLUMNS. EXTREME CAUTION TO BE USED IN DELIVERY OF THE STEEL COLUMNS. MUST NOT BE DROPPED AT ANY TIME.

DOUELS MUST BE TIED INTO FOOTING RE-BARS PRIOR TO POURING FOOTINGS.

CONCRETE AIR-ENTRAINED TO NOT LESS THAN 5% OR NO MORE THAN 7% WHERE REQUIRED.

FOUNDATION ANCHOR BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF WIDTH OF SILL B. AND SUPPLIED WITH NUT & WASHER TIGHTENED TO EACH BOLT

FRAMING NOTES

ALL STANDARD FRAMING LUMBER TO BE HEMLOCK FIR #1 OR BETTER UNLESS OTHERUISE NOTED.

ALL ENGINEERED BEAMS INDICATED ON THE PLANS ARE DESIGNED USING THIS SPECIFIC MANUFACTURER AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS ONLY. UHEN USING MULTIPLE MEMBER ENGINEERED BEAMS, THE FRAMER SHALL REFERENCE WITH THE SPECIFIC MANUFACTURERS NAILING GUIDE.

PROVIDE METAL FLASHING AT ALL EXTERIOR DOORS, WINDOUS AND OPENINGS UNLESS SHOUN OTHERUISE.

INSTALL 36" UIDE ICE & UATER SHIELD AT ALL ROOF EDGES, IN VALLEYS, UP AGAINST WALL JUNCTIONS, OVER HIPS AND URAP OVER ALL FACIAS. THE SHIELD SHALL COVER MINIMUM 24" TOP OF EXTERIOR SIDE OF EXTERIOR WALLS. PROVIDE OPTIONAL SNOU-GUARDS IF REQUIRED WITH THE STANDARD SPACING ALONG THE BOTTOM EDGE OF THE ROOF.

FRAMING NOTES DIMENSIONS ARE TO THE NEAREST INCH, ACTUAL ROOM SIZES MAY VARY DUE TO GYPSUM BOARD.

ALL UOOD FRAMING IN DIRECT CONTACT WITH SOIL, CONCRETE, MASONRY OR UEATHER SHALL BE PRESSURE TREATED (AUPA STANDARD C2, C3).

ALL FRAMING BELOU THE REQUIRED FLOOD ELEVATION AS SET FORTH BY FEMA AND LOCAL BUILDING OFFICIALS SHALL BE CONSTRUCTED WITH FLOOD RESISTANT MATERIALS.

SECURE ALL TEMPORARY RAILINGS WITH GUARDS TO BE INSTALLED AROUND ALL FLOOR OPENINGS AND OPEN DOOR OPENINGS. PROVIDE TEMPORARY RAMPS AND/OR STAIRS TO BE INSTALLED AT ALL LEVELS.

ALL LUMBER TO BE SOUND, DRY, AND FREE FROM ROT, KNOTS, AND SPLITS.

ALL FRAMING SHALL BE FRAMED CROUN UP UNLESS AT CANTILEVERS OR SHOUN OTHERUISE.

SOLID BLOCKING SHALL BE PROVIDED UNDER ALL POSTS THAT DON'T REST DIRECTLY ON JOISTS.

ALL INTERIOR UOOD POSTS SHALL BE SOLID STUDS, AND TO BE A MINIMUM OF THE UIDTH OF THE BEAM SUPPORTING IT AND PROVIDE MINIMUM ONE KING STUD AT EITHER SIDE.

BRACE ALL UALLS DURING CONSTRUCTION.

ALL UALL FRAMING OF 9'-0" AND GREATER SHALL HAVE CATS (SOLID BLOCKING) AT MIDHEIGHT

ALL DOORS, UINDOUS AND OPENINGS SHALL HAVE A MINIMUM HEADER TO BE AS FOLLOUS UNLESS SHOUN OTHERUISE ON PLANS, UP TO 5'-0" USE (2)2"x10", UP TO 8'-0" USE (3)2"x10" OR (2)2"x12" OPENINGS GREATER THAN 8'-0" SEE PLANS FOR SIZES.

PROVIDE FASTENER NAILS AS FOLLOUS: 10d AT ALL GENERAL FRAMING AND 8d AT ALL PLYUOOD, 4" SPACING MAX. - TABLES R602.3(1) THROUGH R602.3(4.)

FIRE BLOCKING SHALL BE PROVIDED AS FOLLOUS

1. IN CONCEALED SPACES OF STUD UALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVELS, CONCEALED HORIZ FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVAL NOT EXCEEDING 10 FEET. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOUED AS FIRE BLOCKING IN UALLS CONSTRUCTED USING ROUS OF STUDS OR STAGGERED STUDS.
2. AT ALL INTERCONNECTIONS BET. CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BET. STAIR STRINGERS AT TOP & BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY UI SECTION R311.2.2.
4. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, UI ANY APRVD MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIRE BLOCKING OF CHIMNEY'S & FIREPLACES, SEE SECTION R1001.16.
6. FIRE BLOCKING OF CORNICES OF A 2 FAMILY DUELLING IS REQ'D AT THE LINE OF DUELLING UNIT SEPARATION.

ROOFING & SIDING

ROOFING, SIDING, TRIM, AND OTHER MATERIALS SHALL BE INSTALLED IN STRICT ACCORD UITH THEIR RESPECTIVE MANUFACTURERS SPECIFICATIONS AND INDUSTRY STANDARDS.

PROVIDE ALUMINUM GUTTERS & ROOF DRAIN LEADERS (RDLs) AS REQUIRED RDLs AT OUTLET TO BE CONNECTED TO SITE STORM DRAINAGE SYSTEM.

PROVIDE APPROVED SNOU GUARDS AT ROOF EDGES UITH PITCH EXCEEDING 7/12 OVER ALL DOORUAYS, DECKS & UALKUAYS UITHIN 36' OF DUELLING

ROOFING, SIDING, TRIM AND OTHER MATERIALS COLORS TO BE DETERMINED FROM BUILDERS SELECTION PRIOR TO ORDERING. ARCHITECT IS NOT RESPONSIBLE FOR COLOR AND/OR MATERIAL SELECTIONS.

ROOF TIE DOUN REQUIREMENTS TO MEET SECTION 802.11 TABLE R 802.11 OF THE 2015 NY STATE RESIDENTIAL CODES.

ASPHALT SHINGLES T/B INSTALLED AS PER SEC. R905.2 OF THE 2015 NY STATE RES. CODE

DOOR & WINDOW NOTES

ALL UINDOUS AND EXTERIOR DOORS SHALL COMPLY WITH THE ENERGY CONSERVATION CODE OF N.Y.S. AND FOR THE COUNTY THIS PROJECT IS LOCATED.

ALL DOORS SHALL CONFORM TO THE STATE CODE SIZE REQUIREMENTS.

UINDOU SCHEDULE IS FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL VERIFY UITH OUNER ALL UINDOUS, DOOR, AND ADDITIONAL OPTIONS SUCH AS, COLOR HARDUARE PRIOR TO ORDERING.

ALL UINDOUS AND DOORS SHALL BE INSTALLED UITH STRICT ACCORDANCE TO THEIR PARTICULAR MANUFACTURERS SPECIFICATIONS AND TO VERIFY UINDOU ROUGH OPENINGS UITH THE MANUFACTURER.

ALL HEADER HEIGHTS TO BE 6'-9" ABOVE THE FINISHED FLOOR UNLESS NOTED OTHERUISE.

ALL UINDOUS IN HABITABLE SPACES SHALL COMPLY UITH THE RESIDENTIAL CODE OF THE N.Y.S. EGRESS REQUIREMENTS. THESE UINDOUS SHALL HAVE A SILL HEIGHT OF NOT GREATER THAN 44" ABOVE FINISHED FLOOR. THESE UINDOUS SHALL HAVE A MIN. OF 5.7 SQ. FT. CLEAR OPENING AND 10.3 SQ. FT. OF GLASS AREA FOR NATURAL LIGHT.

AT ALL EGRESS BASEMENT UINDOUS THAT ARE BELOU THE FINISHED GRADE SHALL BE PROVIDED UITH AN APPROVED UINDOU UELL AND DRAINAGE AS PER THE N.Y.S. AND LOCAL CODES.

ALL GLAZING LESS THAN 18" ABOVE FINISHED FLOOR/SURFACE, AND ALL GLASS TUB AND/OR SHOUER ENCLOSURES SHALL BE TEMPERED GLASS.

ALL FIXED GLASS SHALL BE IN FRAMES TO MATCH THE MANUFACTURER OF OPERABLE UINDOUS.

ALL UINDOUS SHALL BE MANUFACTURED BY ANDERSEN OR EQUAL UNLESS SHOUN OTHERUISE.

ALL SKYLIGHTS, METAL FLUES, VENTS, STACKS OR ANY OTHER ROOF ACCESSORIES THAT REQUIRE FLASHING SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.

PROVIDE ADDITIONAL ALUMINUM BLIND FLASHING UHERE REQUIRED TO INSURE UATER TIGHT CONDITIONS.

INSTALL FLASHING AT ALL ENTRANCE SLABS ADJACENT TO UALL CONSTRUCTION. PROVIDE ADEQUATE AIR SPACE BEHIND BRICK, STONE AND OTHER SIDINGS AS REQUIRED.

ALL BEADS, STOPS AND TRIM SHALL BE MANUFACTURED FROM RUST RESISTANT

ALL EXTERIOR SUING DOORS SHALL BE MANUFACTURED BY: THERMA-TRU OR EQUAL UNLESS SHOUN OTHERUISE.

ALL UINDOU & DOOR JAMBS TO BE FOAM SEALED & UEATHER STRIPPED ON EXTERIOR AS PER THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

UINDOUS UITH A SILL HEIGHT GREATER THAN 6'0" ABOVE FINISHED FLOOR LEVEL OF THE INTERIOR AND LESS THEN 24" ABOVE GRADE OF EXTERIOR GRADE LEVEL, SHALL BE PROVIDED UITH UINDOU CONTROL DEVICE AS REQUIRED BY THE 2015 N.Y. STATE RESIDENTIAL CODES

SEE RES-CHECK PROVIDED FOR ALL UINDOU U-FRACTURES AND DOORS.

BASEMENT HABITABLE SPACE SHOULD BE PROVIDED UITH A DIRECT EXIT TO EXTERIOR FROM EACH ROOM.

IF EGRESS UINDOUS, SILL HEIGHT NOT TO EXCEED 44" FROM FINISHED FLOOR.

UINDOU UELLS ARE REQUIREMENT FOR BELOU GRADE EMERGENCY & RESCUE OPENINGS SHOULD BE: HOR. DIM. THAT ALLOU THE DOOR OR UINDOU TO BE FULLY OPENED, UITH A MIN. CLEARANCE OF NET 5' SF. 4 A MIN. HOR. PROJECTION 4 UIDTH OF 36"

A LADDER OF STEP SHALL BE PERMITTED TO ENCROACH A MAX. OF 6" INTO THE REQUIRED DIM. OF THE UINDOU UELL. UINDOU UELL GREATER THAN 44" BELOU GRADE VER SHALL BE EQUIPPED UITH LADDER OR STAIRS.

MIN. OPENING AREA 5.7 SF, MIN HEIGHT 24" MIN. UIDTH 20"

DRYUALL NOTES

ALL GYPSUM BOARD DRYUALL CUT JOINTS SHALL BE ADJACENT TO CORNERS. NO BUTT JOINTS IN UALL SHALL BE PERMITTED.

ALL CORNERS AND JOINTS SHALL RECEIVE TUO COATS OF JOINT COMPOUND FEATHERED SMOOTH AND ALL DIMPLES CREATED BY FASTENERS SHALL RECEIVE THREE COATS OF JOINT COMPOUND FEATHERED SMOOTH.

ALL GYPSUM BOARD SHALL BE IN ACCORDANCE UITH THE GYPSUM CONSTRUCTION HANDBOOK, PUBLISHED BY THE UNITED STATES GYPSUM COMPANY.

ALL MATERIALS SHALL BE FURNISHED BY THE UNITED STATES GYPSUM COMPANY, NATIONAL GYPSUM COMPANY, CELOTEX CORP., OR OTHER APPROVED MANUFACTURER

USE UATERPROOF GYPSUM BOARD AT ALL TUBS, SHOULER SURROUNDS AND OTHER UET LOCATIONS. (DUR-O-ROCK OR EQUAL)

STAIR & RAILING NOTES

ALL STAIRS AND RAILINGS SHALL COMPLY UITH THE 2020 NYS RESIDENTIAL CODE

ALL STAIRUAYS SHALL NOT BE LESS THAN 36" IN CLEAR UIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOU THE REQUIRED HEADROOM HEIGHT.

HANDRAILS SHALL NOT PROJECT INTO THE STAIRUAY MORE THAN 4 COMBINED CLEAR UIDTH OF 2'11" IF THERE IS TUO HANDRAILS AND 3' IF THERE IS ONLY ONE HANDRAIL UITH A MINIMUM UALL CLEARANCE OF 1

THE MINIMUM HEADROOM IN ALL PARTS OF STAIRUAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE UALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE UI 1/2" GYP. BD.

THE MAXIMUM RISER HEIGHT IS 8 1' THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

THE MINIMUM TREAD DEPTH IS 91 THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

UINDER TREADS ARE PERMITTED PROVIDED THAT THE UIDTH OF THE TREAD AT A POINT IS NOT MORE THAN 12" AND FROM THE NARROU SIDE IS NOT LESS THAN 10". UINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT.

THE GREATEST UINDER TREAD DEPTH AT THE 12" UALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN

A NOSING NOT LESS OF 3/4" AND NOT GREATER THAN 1 ON STAIRUAYS UITH SOLID RISERS.

ON GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETUEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

HANDRAIL HEIGHT SHALL BE A MINIMUM OF 34" AND 38

OPEN RAILINGS AND GUARDS SHALL NOT BE GREATER THAN 4".

IF DECKS OR PLATFORMS ARE 8'-0" AND GREATER ABOVE THE FINISHED GRADE THAN THE HANDRAIL SHALL BE 42" IN HEIGHT.

TRIM & PAINTING NOTES

ALL CLOSETS SHALL HAVE AS A MINIMUM OF ONE (1) HIGH SHELF AND ONE (1) ROD FOR HANGING CLOTHING. PROVIDE FIVE (5) SHELVES IN LINEN CLOSETS.

THE CONTRACTOR SHALL DOUBLE CHECK AND VERIFY ALL AS BUILT DIMENSIONS AND CONDITIONS PRIOR OF ORDERING CABINETS, COUNTER TOPS AND VANITIES.

ALL EXPOSED BASED CABINET SIDES SHALL HAVE TOE SPACE UNLESS SHOUN OTHERUISE.

ALL PAINTS AND STAINS SHALL BE OF A MANUFACTURER AS SCHEDULED OR AS DIRECTED BY BUILDER.

ALL INTERIOR GYPSUM BOARDS, UALLS AND CEILINGS, SHALL RECEIVE ONE COAT PRIMER AND TUO COATS OF PAINT OF BENJAMIN MOORE OR EQUAL.

ALL INTERIOR UOOD, TRIM, SHELVING AND OAK FLOORS SHALL BE FINISHED AS SCHEDULED OR AS DIRECTED BY BUILDER.

ALL INTERIOR DOORS, TRIM AND EXPOSED UOOD SHALL BE SANDED COMPLETELY SMOOTH PRIOR TO APPLYING FINISH.

ALL EXPOSED FERROUS METAL SHALL BE PAINTED UITH A RUST INHIBITOR AND TUO COATS OF ENAMEL.

PUMBING NOTES

ALL PLUMBING UORK EQUIPMENT AND FIXTURES SHALL BE PLACED AND INSTALLED PER THE 2015 PLUMBING CODE OF NEU YORK STATE AND INDUSTRY STANDARDS.

THE CONTRACTOR SHALL VERIFY UITH THE OUNER ALL FIXTURES, MODELS, COLORS ETC. PRIOR OF ORDERING INSTALL

IRON PIPING UNDER ALL CONCRETE SLABS, GAS LINES TO BE GROUNDED TO BLACK PIPE AT SERVICE ENTRY VENT STACK SHALL EXTEND ABOVE ROOF 18" OR 12" ABOVE ANY SNOUFALL.

THE PLUMBING CONTRACTOR SHALL PROVIDE DRYER VENTS AS PER THE RESIDENTIAL CODE OF N.Y.S.

THE PLUMBING CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL GIRDERS, HEADERS, BEAMS UITHOUT PRIOR CONSENT FROM THE ARCHITECT.

DRILLING AND CUTTING OF FLOOR JOISTS SHALL BE IN STRICT ACCORDANCE UITH THE CODE AND/OR SAID JOIST MANUFACTURERS SPECIFICATIONS.

THE PLUMBING CONTRACTOR SHALL VERIFY FIXTURE AND PIPE LOCATIONS UITH OTHER TRADES INVOLVED UITH THIS JOB PRIOR TO INSTALLATION.

THE PLUMBING CONTRACTOR SHALL PROVIDE SHOUER PANS UNDER CLOTHES UASHER UITH A DRAIN CONNECTED TO THE UASTE PLUMBING SYSTEM.

THE PLUMBING CONTRACTOR SHALL PROVIDE UHOLE HOUSE BACK-FLOU PREVENTION VALVES AND ADEQUATE CLEAN-OUTS AS REQUIRED BY CODE.

PROVIDE 12"x12" ACCESS PANEL TO UHIRLPOOL TUB MOTOR AND SIMILAR EQUIPMENT.

THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT FLUES AS REQUIRED BY THE RESIDENTIAL CODE OF N.Y.S.

ALL HOSE BIBS SHALL BE FREEZE PROOF TYPE.

LOCATIONS AND QUANTITY SHALL BE AS PER OUNERS INSTRUCTIONS.

UNLESS SHOUN OTHERUISE A MINIMUM OF TUO (2) HOSE BIBS SHALL BE PROVIDED: ONE (1) LOCATED AT THE FRONT AND ONE (1) LOCATED AT REAR

UATER HAMMER ARRESTORS SHALL BE PROVIDED AT ALL QUICK-CLOSING VALVES AS PER CODE P2903.5, AND TO COMPLY UITH ASSE 1010 TO BE INS. AS PER MAN. SPECS

MECHANICAL NOTES

ALL MECHANICAL UORK (FURNACE, BOILERS, HVAC, HOT UATER, ETC.) SYSTEMS, AND INSTALLATION SHALL COMPLY IN ACCORDANCE UITH THE 2015 PLUMBING, MECHANICAL, AND FUEL CODES OF NEU YORK STATE AND INDUSTRY STANDARDS.

THE SYSTEMS SHALL BE DESIGNED AND GUARANTEED BY THE MECHANICAL SUBCONTRACTOR TO MEET AND/OR EXCEED THE FOLLOUING REQUIREMENTS: MAINTAIN 70°F INSIDE UHEN THE OUTSIDE TEMPERATURE IS 100°F AND MAINTAIN 70°F INSIDE UHEN THE OUTSIDE TEMPERATURE IS 0°F.

ALL HEATING LINES SHALL CONTAIN ANTIFREEZE.

LOCATE ATTIC MECHANICAL UNITS ON GALVANIZED DRIP PANS, DRAINED.

ALL DUCTS SHALL BE FIBERGLASS INSULATED TYPE (EXCEPT GALVANIZED UNDERSLAB DUCTUORK).

THE MECHANICAL SUBCONTRACTOR SHALL SUBMIT SHOP DRAUINGS TO THE BUILDER FOR APPROVAL PRIOR TO ANY EACH SYSTEM SHALL BE SEPARATE AND COMPLETE UITH EACH SYSTEM HAVING SUPPLEMENTAL STRIP HEAT.

CARRIER, TRANE, LENNOX, AND YORK ARE APPROVED MANUFACTURERS FOR THE MECHANICAL UNIT, ANY SUBSTITUTES MUST BE APPROVED IN URITING BY THE ARCHITECT OR OUNER.

ALL MECHANICAL UNITS IN ATTIC SHALL BE LOCATED IN SUCH MANNER THAT THEY SHALL NOT CAUSE AN OBSTRUCTION TO FUTURE ATTIC FLOORING.

PROVIDE THE PROPER FIRE RATED SEPARATION AT THE MECHANICAL ROOM/FURNACE, HVAC, HOT UATER, ETC. AS PER THE BUILDING CODE

PROVIDE BACKDRAFT DAMPER EXHAUST DUCTS TO BE MIN. Ø0.16 INCHES RIGID METAL, AMX HORIZT. LENGTH NOT TO EXCEED 25 FT. PROVIDE BOOSTER FAN IF GREATER THAN 25 FT.

BATHS & LAUNDRY TO BE PROVIDED UITH OPERABLE UINDOUS OR UITH LESS THAN 15 SF. OPENING SHALL BE MECHANICALLY VENTED TO EXTERIOR.

INTERMITTENT VENTILATION TO BE MIN. 50 CFM, CONTINUOUS VENTING TO BE MIN. 20 CFM.

ELECTRICAL NOTES

ALL OUTLETS, FIXTURES AND ALL OTHER ELECTRICAL UORK SHALL BE PLACED AND INSTALLED AS PER THE LATEST EDITION, THE LATEST EDITION OF THE N.E.C., NBFU, AND THE LOCAL UTILITY CO.

ELECTRICAL PANELS SHALL BE FULLY RECESSED AND HAVE ALL CIRCUITS CLEARLY LABELED.

A MINIMUM OF 20 % OF CIRCUITS SHALL BE FOR FUTURE USE FOR EACH PANEL USED.

TELEPHONE AND TELEVISION OUTLETS SHALL BE UIRED TO LOCAL PROVIDERS SPECIFICATIONS TO A POINT OF ENTRY APPROVED BY OUNER UNLESS SHOUN ON PLANS OTHERUISE.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE MECHANICAL EXHAUST FANS FOR ALL RANGES AND IN ALL LAUNDRY, TOILET, TUB AND SHOUER AREAS. ALL FAN FIXTURES SHALL BE SUITCHED SEPARATELY AND VENTED TO THE EXTERIOR.

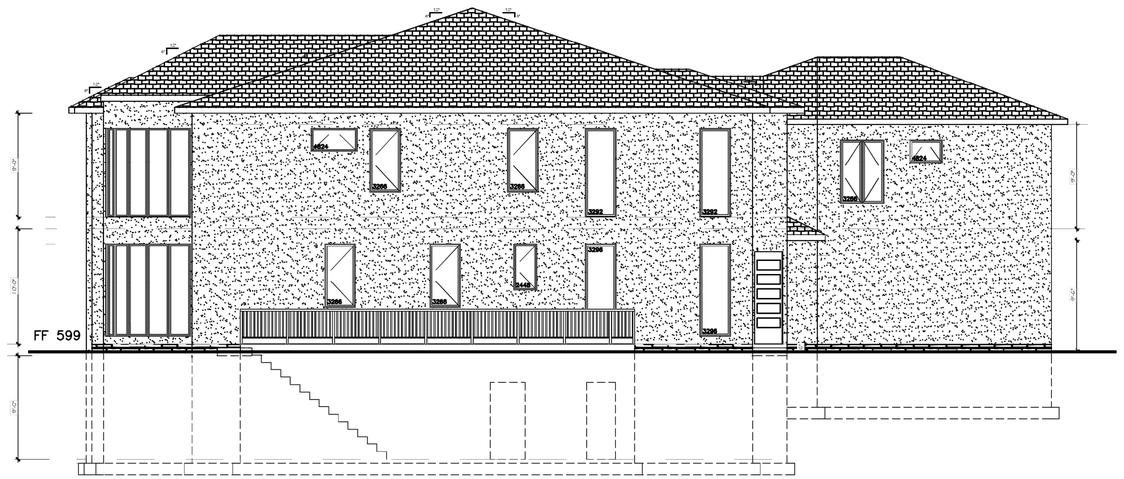
THE ELECTRICAL CONTRACTOR SHALL PROVIDE A SUITCH FOR THE DISHUASHER LOCATED IN SINK CAB.

ALL RECEPTACLES SHOUN ABOVE THE COUN



FRONT-SOUTH ELEVATION

SCALE : 3/16" = 1'-0"



RIGHT-EAST ELEVATION

SCALE : 3/16" = 1'-0"

MECHANICAL NOTES

MECHANICAL VENTILATION SHALL MEET THE REQUIREMENTS OF SECTION M1505 OF THE 2025 NY STATE RESIDENTIAL CODES

TABLE M1505.4.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0 - 1	2 - 3	4 - 5	6 - 7	> 7
	AIRFLOW IN CFM				
< 1500	30	45	60	75	90
1501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR SI: 1 SQUARE FOOT = 0.0929 M2, 1 CUBIC FOOT PER MINUTE = 0.0004719 M3/S.

TABLE M1505.4.3(2) INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS. a, b

RUN-TIME PERCENTAGE IN EACH 4-HOUR	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1

a. FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.
b. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

M1505.4.4 LOCAL EXHAUST RATES.

LOCAL EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIR FLOW RATE DETERMINED IN ACCORDANCE WITH TABLE M1505.4.4

TABLE M1507.4 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREAS TO BE EXHAUSTED	AREAS EXHAUST RATES
KITCHENS	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS / TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.

*ATTIC INSULATION / VENTILATION NOTE:

ATTIC INSULATION AND VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE NYS RESIDENTIAL CODE AND NYS ENERGY CONSERVATION CONSTRUCTION CODE. MECHANICAL VENTILATION SHALL BE PROVIDED USING PANASONIC MODEL FB-110LT (OR APPROVED EQUAL).

HABITABLE FLOOR AREA: 4,843' SF
TOTAL BUILDING FLOOR AREA: 7,754' SF

ATTIC INSULATION SHALL MEET OR EXCEED PRESCRIPTIVE REQUIREMENTS FOR CLIMATE ZONE 5A.
CONTINUOUS AIR BARRIER OR INSULATION INSTALLATION SHALL COMPLY WITH TABLE R402.4.1.1.

ALL PENETRATIONS, ACCESS OPENINGS, AND DROPPED SOFFITS SHALL BE SEALED.
VENTILATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND BALANCED AS REQUIRED.

PROVIDE ENERGY RECOVERY VENTILATOR (ERV) SYSTEM SIZED PER MANUFACTURER AND INSTALLED IN ACCORDANCE WITH NYS ENERGY CODE AND M1505. MECHANICAL VENTILATION TO BE BALANCED AND INTERLOCKED AS REQUIRED, SEE RES-CHECK (PROVIDED SEPARATELY) FOR MORE INFORMATION AND REQUIREMENTS.

WHOLE HOUSE MECHANICAL TO BE PROVIDED WITH A FANTECH-SHR HRV, WITH SHUT OFF SWITCH.

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NOTES:

PROJECT DATA:

WALL LEGEND

ERIC KNUTE OSBORN ARCHITECT
50 YEARS' EXPERIENCE
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
(845) 629-7474

PROJECT
NEW RESIDENCE FOR
12 JEREMY LLC
LOT #5 JEREMY COURT
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

ELEVATIONS

START DATE: 10 MARCH 2026

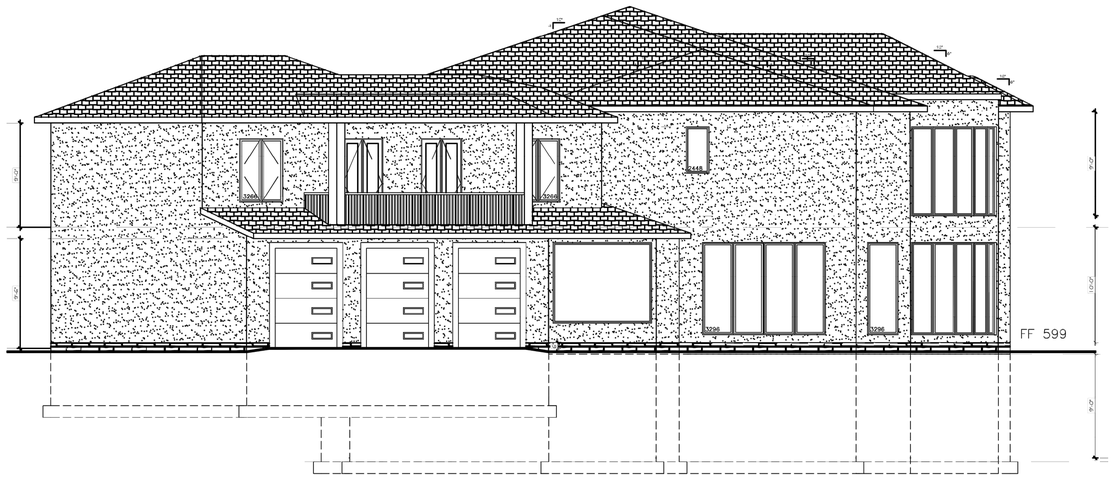
PROJECT # 2026-MA18-1
SCALE 3/16" = 1'-0"
DWG. No.
A-2

SEAL & SIGNATURE
REGISTERED ARCHITECT ERIC KNUTE OSBORN 021589 STATE OF NEW YORK



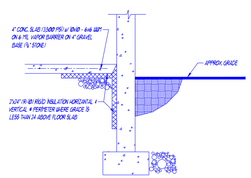
REAR-NORTH ELEVATION

SCALE :3/16" = 1'-0"



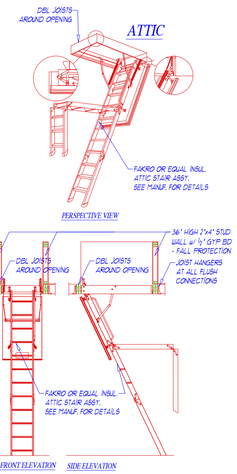
LEFT-WEST ELEVATION

SCALE :3/16" = 1'-0"



TYPICAL SLAB ON GRADE DETAIL
INSULATION CONFIGURATION

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



ATTIC STAIR DETAILS

PROVIDE GUARD RAIL AROUND OPENING AS REQ'D.

SCALE: N.T.S. / LOCATION TO BE DETERMINED

M1305.1.2.1 ELECTRICAL

A PERMANENT CERTIFICATE DETAILING INSULATION R-VALUES FOR CEILING/ROOF, WALLS, FOUNDATIONS AND DUCTS, FENESTRATION U FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC), AIR LEAKAGE TEST RESULTS AND HEATING AND COOLING AND WATER HEATING EQUIPMENT TYPES AND EFFICIENCIES, MAY BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL. THIS CERTIFICATE SHALL BE POSTED IN THE FURNACE ROOM, UTILITY ROOM OR ANOTHER APPROVED LOCATION AND SHALL NOT OBSTRUCT ELECTRICAL PANEL LABELS INCLUDING THE CIRCUIT DIRECTORY, SERVICE DISCONNECT OR OTHER REQUIRED LABELS. IF MULTIPLE COMPONENT VALUES EXIST, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA.

NOTES:

PROJECT DATA:

WALL LEGEND

ERIC KNUTE OSBORN ARCHITECT
50 YEARS' EXPERIENCE
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
(845) 629-7474

PROJECT

NEW RESIDENCE FOR
12 JEREMY LLC
LOT #5 JEREMY COURT

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

ELEVATIONS

START DATE: 10 MARCH 2026

PROJECT # 2026-MA18-1

SCALE 3/16" = 1'-0"

DWG. No.

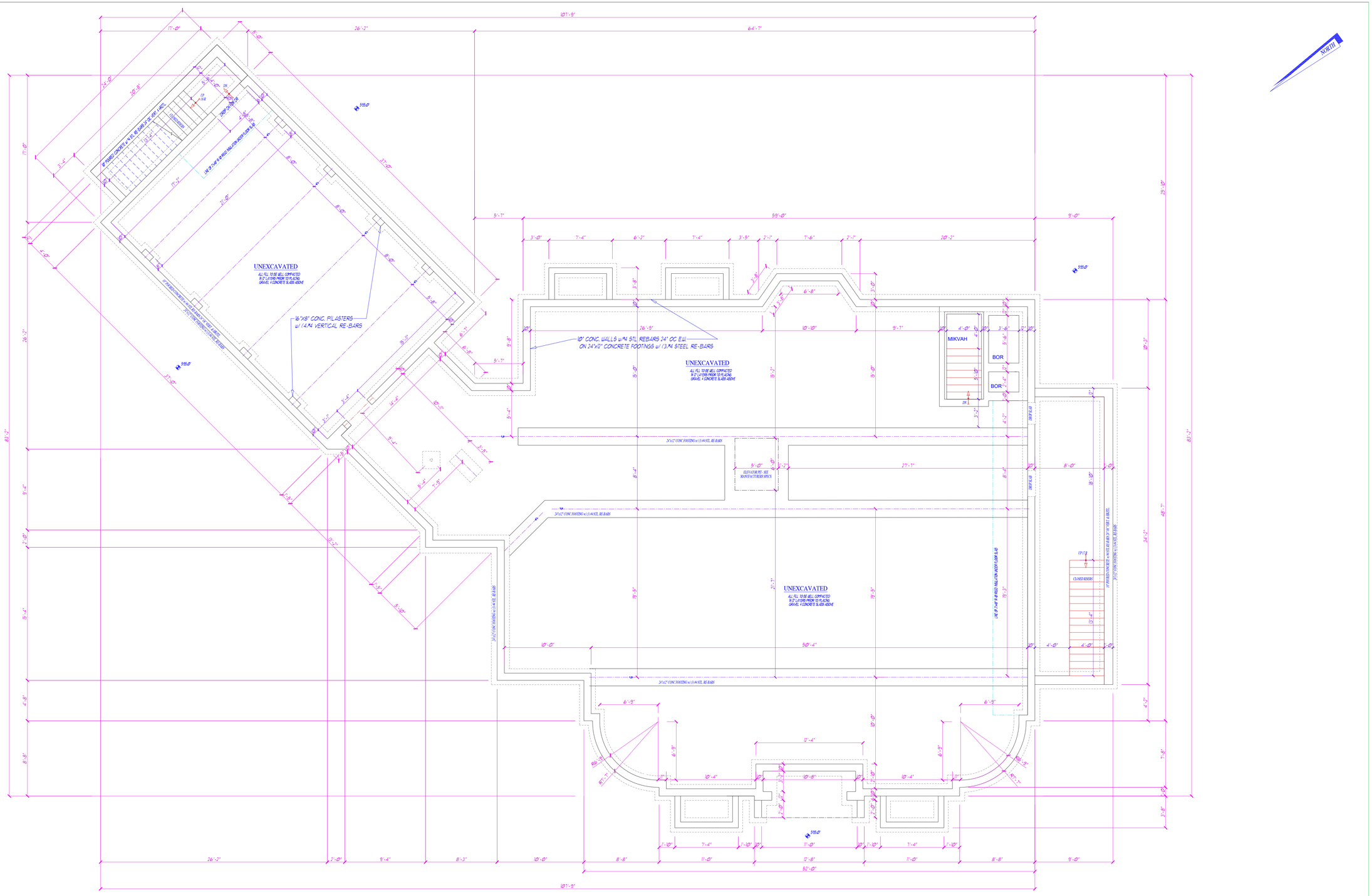
A-3

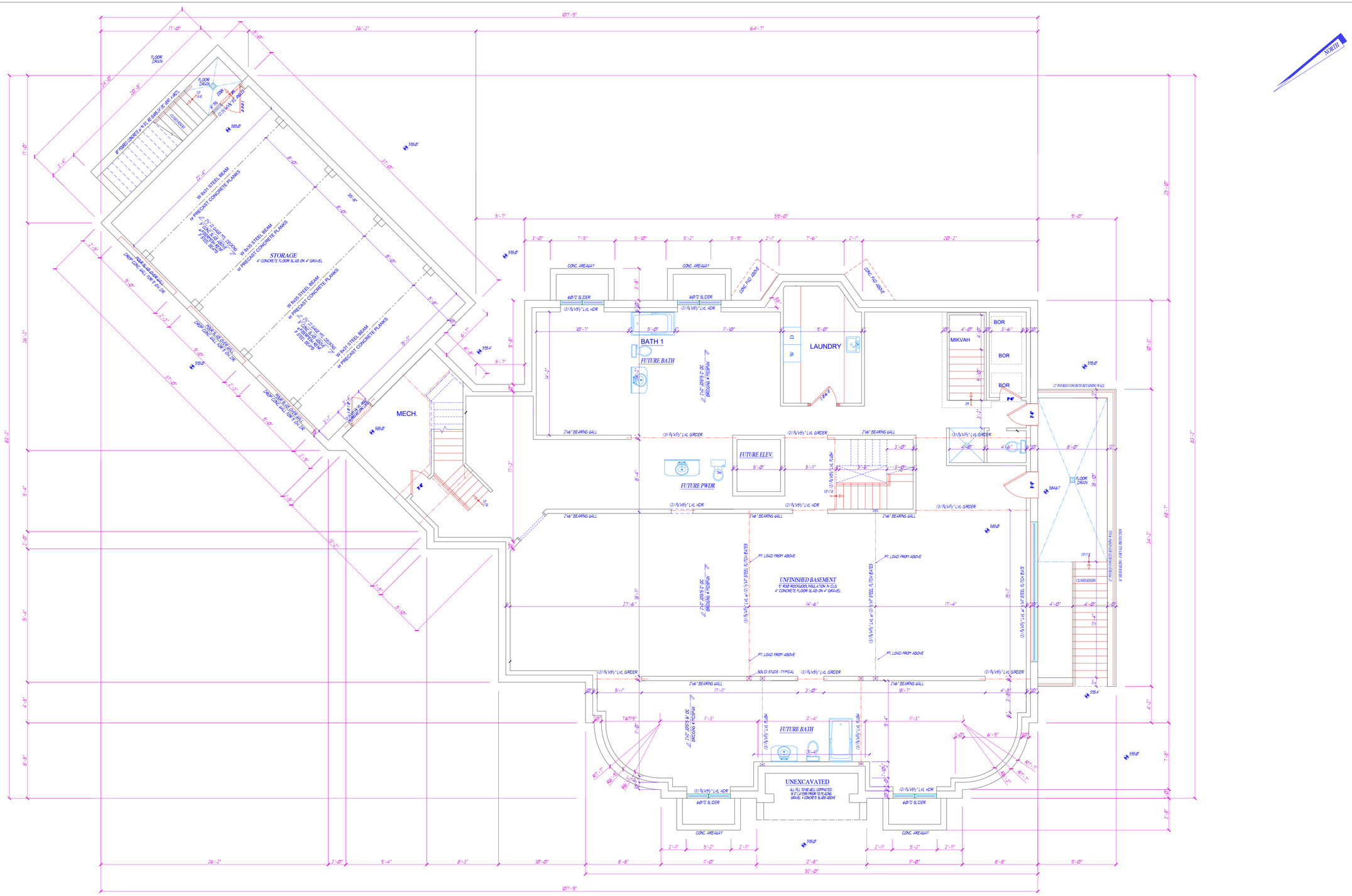
SEAL & SIGNATURE

REGISTERED ARCHITECT
ERIC KNUTE OSBORN
021559
STATE OF NEW YORK

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NORTH
UNEXCAVATED
ALL FILL TO BE WELL COMPACTED N.Y. LAWS PRIOR TO PLACING GRAVEL / CONCRETE SLABS ABOVE
16"X8" CONC. PILASTERS w/ (4) #4 VERTICAL RE-BARS
10" CONC. WALLS w/ #4 STL. REBARS 24" OC E.W. ON 24"X12" CONCRETE FOOTINGS w/ (3) #4 STEEL RE-BARS
MIKVAH
BOR
BOR
UNEXCAVATED
ALL FILL TO BE WELL COMPACTED N.Y. LAWS PRIOR TO PLACING GRAVEL / CONCRETE SLABS ABOVE
24"X12" CONC FOOTING w/ (3) #4 STL. RE-BARS
ELEVATOR PIT - SEE MANUFACTURERS SPECS.
UNEXCAVATED
ALL FILL TO BE WELL COMPACTED N.Y. LAWS PRIOR TO PLACING GRAVEL / CONCRETE SLABS ABOVE
24"X12" CONC FOOTING w/ (3) #4 STL. RE-BARS



NOTES:

PROJECT DATA:
BASEMENT AREA = 3,606 SQ. FT.
BSMNT. FLR AREA = 3,382 SQ. FT.
UNDER GARAGE AREA = 888 SQ. FT. EXT.
UNDER GARAGE AREA = 782 SQ. FT. INT.

WALL LEGEND

ERIC KNUTE OSBORN
ARCHITECT
50 YEARS' EXPERIENCE
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PROJECT
NEW RESIDENCE FOR
12 JEREMY LLC
LOT #5 JEREMY COURT
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

BASEMENT PLAN

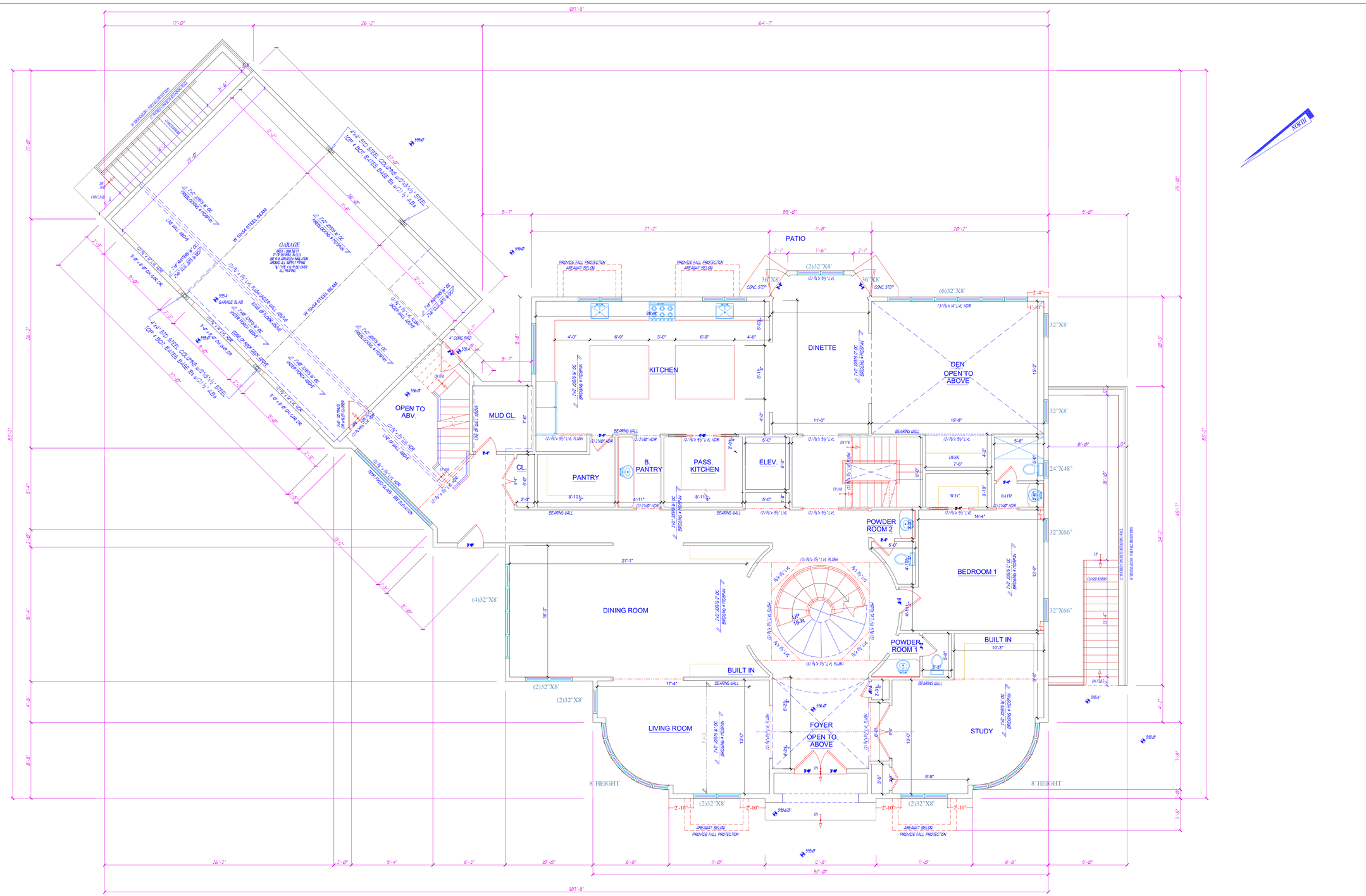
START DATE: 10 MARCH 2026

PROJECT # 2026-MA18-1
SCALE 3/16" = 1'-0"
DWG. No. A-5

SEAL & SIGNATURE
REGISTERED ARCHITECT
ERIC KNUTE OSBORN
021585
STATE OF NEW YORK

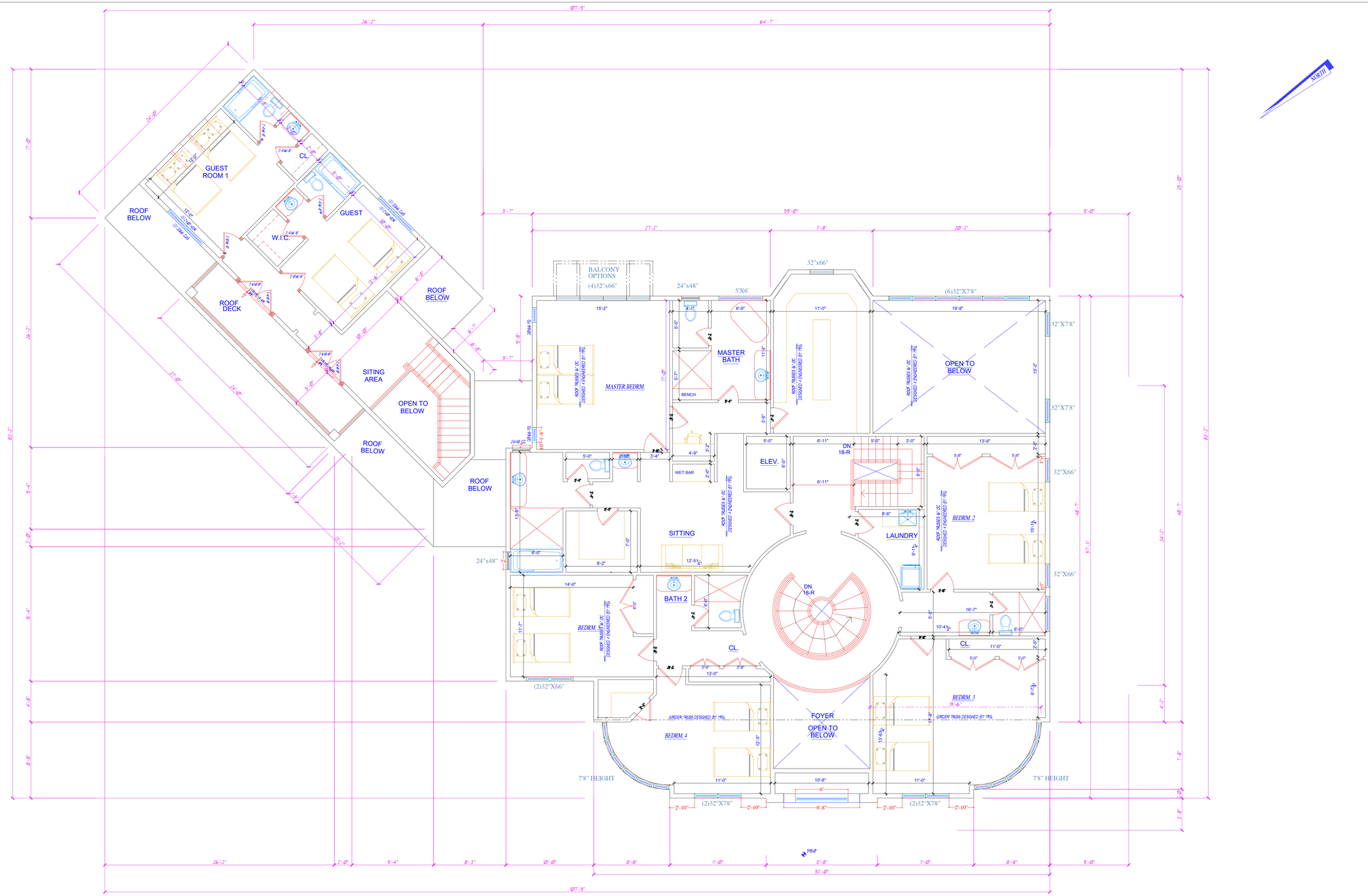
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NOTES:	PROJECT DATA: MAIN FLOOR AREA = 3,606 SQ. FT. GARAGE AREA = 888 SQ. FT.	WALL LEGEND		ERIC KNUTE OSBORN ARCHITECT 50 YEARS' EXPERIENCE RESIDENTIAL - COMMERCIAL - ADDITIONS 58 BARNES ROAD WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474 EMAIL - EKOSBORNARCHITECT@GMAIL.COM (845) 629-7474	PROJECT NEW RESIDENCE FOR 12 JEREMY LLC LOT #5 JEREMY COURT VILLAGE OF WESLEY HILLS ROCKLAND COUNTY, NEW YORK	MAIN FLOOR PLAN	START DATE: 10 MARCH 2026	PROJECT # 2026-MA18-1 SCALE 3/16" = 1'-0" DWG. No. A-6	SEAL & SIGNATURE REGISTERED ARCHITECT ERIC KNUTE OSBORN 021583 STATE OF NEW YORK

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NOTES:

PROJECT DATA:

2ND FLOOR AREA = 3,606 SQ. FT.
MINUS OPEN AREA = -532 SQ. FT.
2ND LIVING FLR AREA = 3,104 SQ. FT.

GARAGE LOFT AREA = 630 SQ. FT.

WALL LEGEND

ERIC KNUTE OSBORN ARCHITECT
30 YEARS' EXPERIENCE
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
(845) 629-7474

PROJECT

NEW RESIDENCE FOR
12 JEREMY LLC
LOT #5 JEREMY COURT

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

MAIN FLOOR PLAN

START DATE: 10 MARCH 2026

PROJECT # 2026-MA18-1

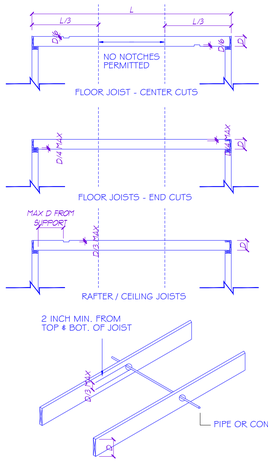
SCALE 3/16" = 1'-0"

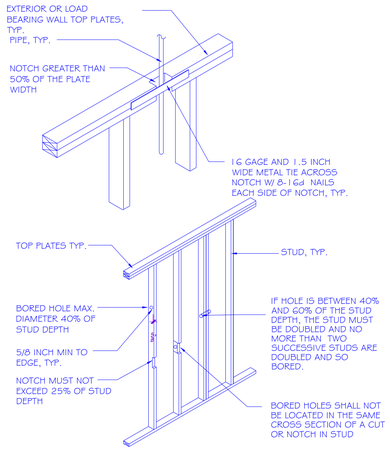
DWG. No. A-7

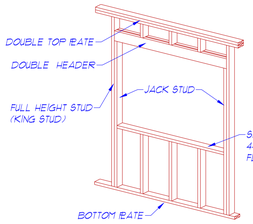
SEAL & SIGNATURE

REGISTERED ARCHITECT ERIC KNUTE OSBORN 021582 STATE OF NEW YORK

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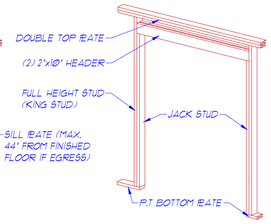






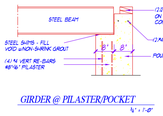
WINDOW OPENING DETAIL

NOT TO SCALE



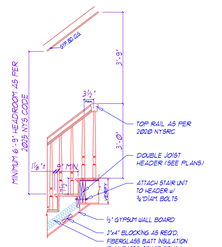
WINDOW OPENING DETAIL

NOT TO SCALE



GIRDER @ PILASTER/POCKET

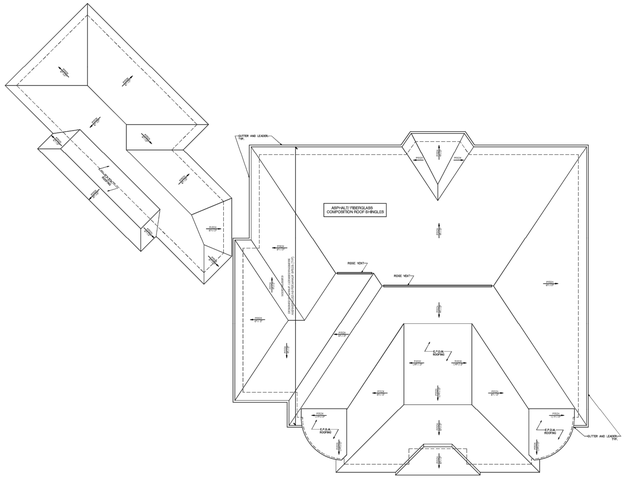
1/4" = 1'-0"

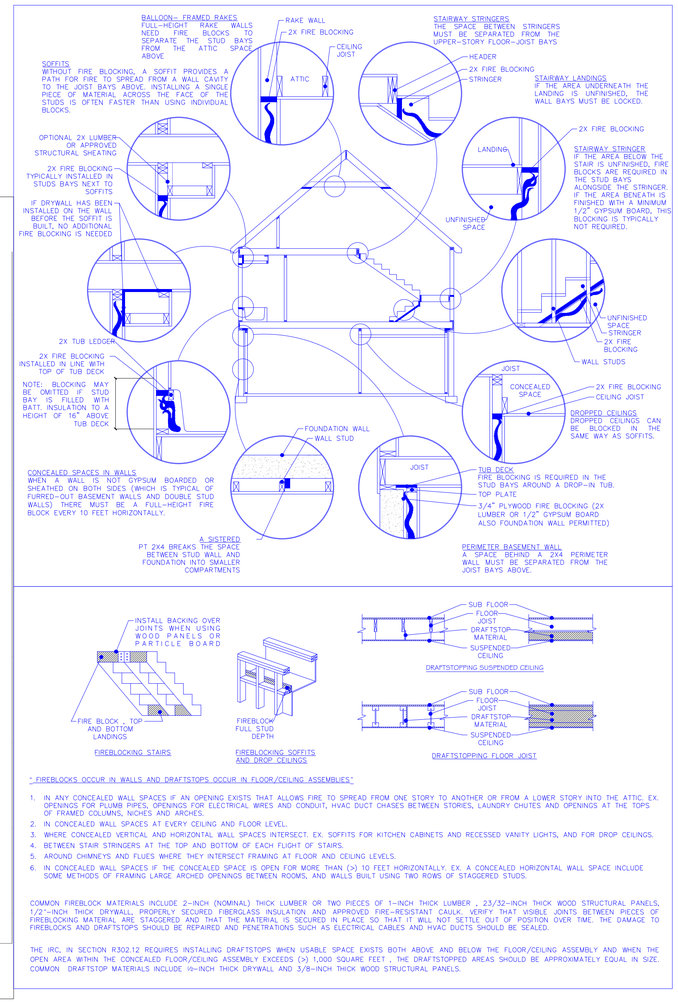


TYPICAL INT. STAIR DETAIL

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

NOTE:
INTERIOR STAIRWAY ILLUMINATION - PROVIDE A LIGHT SOURCE CAPABLE OF ILLUMINATING LANDINGS AND TREADS WITH A WALL SWITCH AT EACH FLOOR LEVEL.





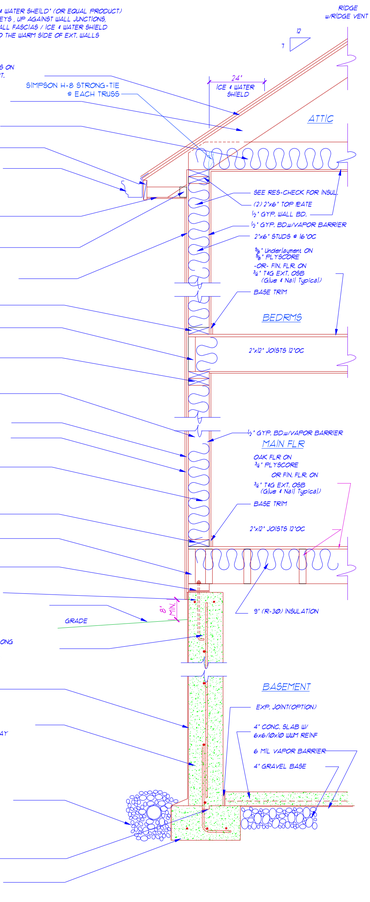
" FIREBLOCKS OCCUR IN WALLS AND DRAFTSTOPS OCCUR IN FLOOR/CEILING ASSEMBLIES"

1. IN ANY CONCEALED WALL SPACES IF AN OPENING EXISTS THAT ALLOWS FIRE TO SPREAD FROM ONE STORY TO ANOTHER OR FROM A LOWER STORY INTO THE ATTIC. EX. OPENINGS FOR PLUMB PIPES, OPENINGS FOR ELECTRICAL WIRES AND CONDUIT, HVAC DUCT CHASES BETWEEN STORIES, LAUNDRY CHUTES AND OPENINGS AT THE TOPS OF FRAMED COLUMNS, NICHES AND ARCHES.
2. IN CONCEALED WALL SPACES AT EVERY CEILING AND FLOOR LEVEL.
3. WHERE CONCEALED VERTICAL AND HORIZONTAL WALL SPACES INTERSECT. EX. SOFFITS FOR KITCHEN CABINETS AND RECESSED VANITY LIGHTS, AND FOR DROP CEILINGS.
4. BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS.
5. AROUND CHIMNEYS AND FLUES WHERE THEY INTERSECT FRAMING AT FLOOR AND CEILING LEVELS.
6. IN CONCEALED WALL SPACES IF THE CONCEALED SPACE IS OPEN FOR MORE THAN (>) 10 FEET HORIZONTALLY. EX. A CONCEALED HORIZONTAL WALL SPACE INCLUDE SOME METHODS OF FRAMING LARGE ARCHED OPENINGS BETWEEN ROOMS, AND WALLS BUILT USING TWO ROWS OF STAGGERED STUDS.

COMMON FIREBLOCK MATERIALS INCLUDE 2-INCH (NOMINAL) THICK LUMBER OR TWO PIECES OF 1-INCH THICK LUMBER , 23/32-INCH THICK WOOD STRUCTURAL PANELS, 1/2"-INCH THICK DRYWALL, PROPERLY SECURED FIBERGLASS INSULATION AND APPROVED FIRE-RESISTANT CAULK. VERIFY THAT VISIBLE JOINTS BETWEEN PIECES OF FIREBLOCKING MATERIAL ARE STAGGERED AND THAT THE MATERIAL IS SECURED IN PLACE SO THAT IT WILL NOT SETTLE OUT OF POSITION OVER TIME. THE DAMAGE TO FIREBLOCKS AND DRAFTSTOPS SHOULD BE REPAIRED AND PENETRATIONS SUCH AS ELECTRICAL CABLES AND HVAC DUCTS SHOULD BE SEALED.

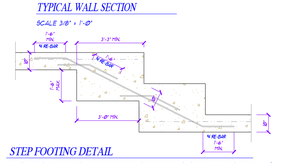
THE IRC, IN SECTION R302.12 REQUIRES INSTALLING DRAFTSTOPS WHEN USABLE SPACE EXISTS BOTH ABOVE AND BELOW THE FLOOR/CEILING ASSEMBLY AND WHEN THE OPEN AREA WITHIN THE CONCEALED FLOOR/CEILING ASSEMBLY EXCEEDS (>) 1,000 SQUARE FEET , THE DRAFTSTOPPED AREAS SHOULD BE APPROXIMATELY EQUAL IN SIZE. COMMON DRAFTSTOP MATERIALS INCLUDE ½-INCH THICK DRYWALL AND 3/8-INCH THICK WOOD STRUCTURAL PANELS.

NOTE -INSTALL 36" WIDE "ICE & WATER SHIELD" (OR EQUAL PRODUCT) AT ALL ROOF EDGES, IN VALLEYS , UP AGAINST WALL JUNCTIONS, OVER HIPS AND UNDER OVER ALL FASCIAS / ICE & WATER SHIELD TO COVER A MINIMUM OF 24" TO THE WARM SIDE OF EXT. WALLS



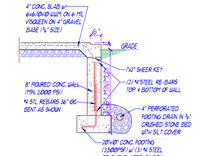
TYPICAL WALL SECTION

SCALE 3/8" = 1'-0"

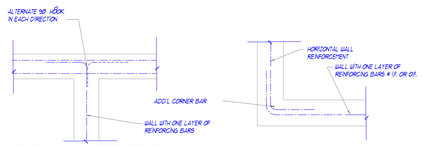


STEP FOOTING DETAIL

NOTES - TOP SURFACE OF FTGS. TO BE LEVEL, BOTTOM SURFACE OF FOOTINGS NOT TO HAVE A SLOPE EXCEEDING ONE VERTICAL UNIT IN 10 UNITS (MAX 10% SLOPE).
PROVIDE 3 INCHES OF CONCRETE COVERAGE AROUND ALL RE-BARS.



TYPICAL DETAIL @ GARAGE & BASEMENT DOOR OPENING



FOOTING & WALL REINFORCEMENT AT INTERSECTIONS
NOTE FOR VERTICAL REINFORCING NOT SHOWN, SEE SECTIONS FOR SIZES AND SPACING OF ALL REINFORCING

NOT TO SCALE

NOTES:

PROJECT DATA:

WALL LEGEND

ERIC KNUTE OSBORN ARCHITECT
50 YEARS' EXPERIENCE
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
(845) 629-7474

PROJECT
NEW RESIDENCE FOR
12 JEREMY LLC
LOT #5 JEREMY COURT
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

ROOF PLAN

START DATE: 10 MARCH 2026

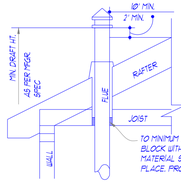
PROJECT # 2026-MA18-1

SCALE 3/16" = 1'-0"

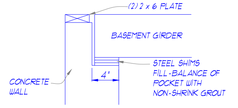
DWG. No.
A-8

SEAL & SIGNATURE

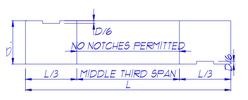




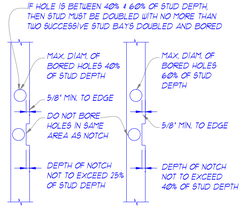
FIRE BLOCKING & CHIMNEY CLEARANCE



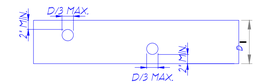
TYPICAL BEAM POCKET DETAIL



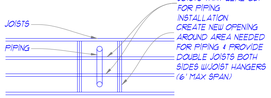
NOTCHING IN JOISTS



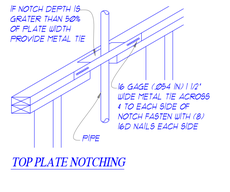
DRILLING & NOTCHING IN STUDS



DRILLING IN JOISTS



BOX - OUT/REPAIR PLAN



TOP PLATE NOTCHING

WATER-SUPPLY FIXTURE-UNIT FOR VARIOUS PLUMBING FIXTURES AND FIXTURE GROUPS

TYPES OF FIXTURES OR GROUP OF FIXTURES	WATER-SUPPLY FIXTURE-UNIT VALUE (W.S.F.U.)		
	HOT	COLD	COMBINED
BATHTUB (W/-W/O OVERHEAD SHOWER HEAD)	1.0	1.0	1.4
CLOTHES WASHER	1.0	1.0	1.4
DISHWASHER	1.4	---	1.4
HOSE BIBB (SILL COCK)	---	2.5	2.5
KITCHEN SINK	1.0	1.0	1.4
LAVATORY	0.5	0.5	0.7
LAUNDRY TUB	1.0	1.0	1.4
SHOWER STALL	1.0	1.0	1.4
WATER CLOSET (TANK TYPE)	---	2.2	2.2
FULL-BATH GROUP W/BATHTUB (W/-W/O SHOWER HEAD) OR SHOWER STALL	1.5	2.7	3.6
HALF-BATH GROUP (WATER CLOSET AND LAVATORY)	0.5	2.5	2.6
KITCHEN GROUP (DISHWASHER AND SINK W/-W/O GARBUGE GRINDER)	1.9	1.0	2.5
LAUNDRY GROUP (CLOTHES WASHER STANDPIPE AND LAUNDRY TUB)	1.8	1.8	2.5

MINIMUM PIPE INSULATION

PIPE SYSTEM TYPE	FLUID TEMPERATURE RANGE °F	PIPE SIZES					
		RUN OUTS UP TO 1"	1 AND LESS	1.25 TO 2"	2.5 TO 4"	5 TO 6"	8 & LARGER
HEATING SYSTEMS							
STEAM & HOT WATER	106-200	1/2	1	1	1 1/2	1 1/2	1 1/2
LOW TEMPERATURE COOLING SYSTEMS							
CHILLED WATER	40-55	1/2	1/2	3/4	1	1 1/2	1 1/2
REFRIGERANT 4 BRINE	BELOW 40	1	1	1 1/2	1	1 1/2	1 1/2

PLUMBING & MISCELLANEOUS PIPING NOTES:

RUN PLUMBING 4 MISCELLANEOUS PIPING PARALLEL TO JOISTS WHENEVER POSSIBLE. IF NOT POSSIBLE, AND IF THE SHOWN DIAGRAMS FOR NOTCHING 4 HOLES CANNOT BE MET, FOLLOW TYPICAL BOX - OUT / REPAIR PLAN SHOWN ON THIS DRAWING.

FIRE BLOCKING NOTES:

FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL VERTICAL AND HORIZONTAL DRAFT OPENINGS BETWEEN ALL STORIES AND BETWEEN TOP STORY AND ROOF SPACE. IN ADDITION PROVIDE FIRE BLOCKING AS FOLLOWS:

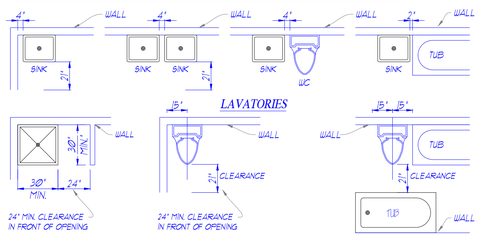
1) IN STUD SPACES NOT TO EXCEED 10 FEET, BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS USING PARALLEL ROWS OF STUDS.
2) AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2"TK. GYPSUM BOARD.
4) AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5) CHIMNEYS AND FIREPLACES SHALL BE FIRE BLOCKING AS PER DETAIL AND NOTES ON THIS DRAWING.

FIRE STOPPING NOTES:

PIPE 4 DUCT PENETRATIONS THROUGH FLOORS SHALL BE FIRE STOPPED WITH CHALK MEETING ASTM RATING 136 OR SHALL BE FILLED WITH NON COMBUSTIBLE THERMFIBER SAFETY INSULATION.

GENERAL GIRDER NOTE:

ALL JOINTS IN GIRDER MUST FALL OVER A SUPPORT COLUMN OR WALL

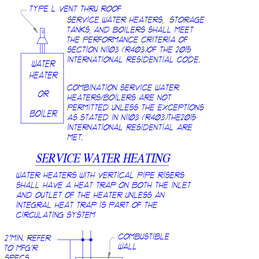


MINIMUM PLUMBING FIXTURE CLEARANCES

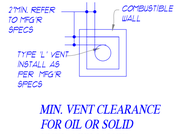
A. FOR A CONTINUOUS OR SEMI-CONTINUOUS FLOW INTO A DRAINAGE SYSTEM, SUCH AS FROM A PUMP OR SIMILAR DEVICE, 1.5 FIXTURE UNITS SHALL BE ALLOWED PER GPM OF FLOW. FOR A FIXTURE NOT LISTED USE THE HIGHEST D.F.U. VALUE FOR A SIMILAR LISTED FIXTURE.

B. A FLOOR DRAIN ITSELF ADDS NO HYDRAULIC LOAD, HOWEVER WHERE USED AS A RECEPTOR, THE FIXTURE UNIT VALUE OF THE FIXTURE DISCHARGE INTO RECEPTOR SHALL BE APPLICABLE.

C. ADD 1 D.F.U. FOR EACH ADDITIONAL RILL BATH.

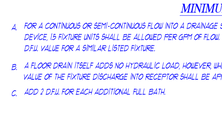


WATER HEATERS WITH VERTICAL PIPE RISERS SHALL HAVE A HEAT TRAP ON BOTH THE INLET AND OUTLET OF THE HEATER UNLESS AN INTEGRAL HEAT TRAP IS PART OF THE CIRCULATING SYSTEM.



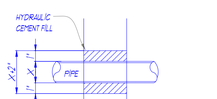
MIN. VENT CLEARANCE FOR OIL OR SOLID FUEL APPLIANCE

USE TYPE B VENTS FOR GAS APPLIANCES



ORANGE, ULSTER & SULLIVAN COUNTIES ARE WITHIN THE 115 (51) MPH & 115 (51) MPH + SPECIAL WIND ZONE AREAS. TIE-DOWN REQUIREMENTS ARE NEEDED AS SHOWN

ROOF TIE-DOWN REQ'S

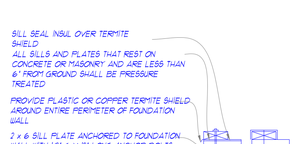


SHED ROOF CONNECTION DETAIL



GARAGE TO HOUSE 3/4 HOUR FIRE SEPARATION

ALL HVAC DUCTS, PLASTIC DRAIN AND VENT PIPES THAT ARE IN THE GARAGE OR PASS THRU GARAGE SHALL BE ENCLOSED WITH FRAMING AND FIRE CODE GYPSUM.



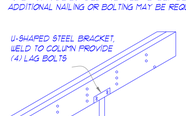
TYPICAL FOUNDATION SILL PLATE

TYPICAL MAS. WALL SLEEVE



DECK ATTACHMENT FOR LATERAL LOADS

MUST MEET CODE: TABLE R507.10 OF 2010 RESIDENTIAL CODE OF NYS



TOP-LOADED CONNECTION OF MULTIPLE PIECES OF LVL BEAMS

1 3/4" WIDTH PIECES
- MINIMUM OF 2 ROWS OF 16D NAILS @ 12" O.C.
- MINIMUM OF 3 ROWS OF 16D NAILS @ 12" O.C. FOR 14", 16" AND 18" BEAMS

NOTE: FOR SIDE LOADED MULTIPLE MEMBER BEAMS, ADDITIONAL NAILING OR BOLTING MAY BE REQUIRED



SIDE-LOADED CONNECTION OF MULTIPLE PIECES OF LVL BEAMS

THE FOLLOWING SPAN TABLES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL ADHERE TO THE SPANS AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

FLOOR JOIST SPAN TABLE (SLEEPING AREAS 30 PSF LIVE LOAD)

		MAX. JOIST SPANS Ø PSF DEAD LOAD			
SPACING	SPECIES 4 GRADE	2 X 6	2 X 8	2 X 10	2 X 12
12" O.C.	SPRUCE/PINE/FIR # 2	11'-3"	14'-11"	18'-0"	23'-0"
16" O.C.	SPRUCE/PINE/FIR # 2	10'-3"	13'-6"	17'-2"	19'-11"
19.2" O.C.	SPRUCE/PINE/FIR # 2	9'-8"	12'-9"	15'-8"	18'-3"
24" O.C.	SPRUCE/PINE/FIR # 2	8'-11"	11'-6"	14'-1"	16'-3"

FLOOR JOIST SPAN TABLE (LIVING AREAS 40 PSF LIVE LOAD)

		MAX. JOIST SPANS Ø PSF DEAD LOAD			
SPACING	SPECIES 4 GRADE	2 X 6	2 X 8	2 X 10	2 X 12
12" O.C.	SPRUCE/PINE/FIR # 2	10'-3"	13'-6"	17'-3"	20'-7"
16" O.C.	SPRUCE/PINE/FIR # 2	9'-4"	12'-3"	15'-5"	17'-10"
19.2" O.C.	SPRUCE/PINE/FIR # 2	8'-9"	11'-6"	14'-1"	16'-3"
24" O.C.	SPRUCE/PINE/FIR # 2	8'-1"	10'-3"	13'-0"	15'-1"

CEILING JOIST SPAN TABLE (ATTICS WITHOUT STORAGE)

		MAX. JOIST SPANS 5 PSF DEAD LOAD			
SPACING	SPECIES 4 GRADE	2 X 4	2 X 6	2 X 8	2 X 10
12" O.C.	SPRUCE/PINE/FIR # 2	11'-10"	18'-8"	24'-1"	A
16" O.C.	SPRUCE/PINE/FIR # 2	10'-9"	16'-11"	22'-4"	A
19.2" O.C.	SPRUCE/PINE/FIR # 2	9'-7"	15'-11"	21'-0"	25'-10"
24" O.C.	SPRUCE/PINE/FIR # 2	9'-5"	14'-9"	18'-9"	22'-11"

A. CHECK SOURCES FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THEN 20'

CEILING JOIST SPAN TABLE (ATTICS WITH LIMITED STORAGE)

		MAX. JOIST SPANS 5 PSF DEAD LOAD			
SPACING	SPECIES 4 GRADE	2 X 4	2 X 6	2 X 8	2 X 10
12" O.C.	SPRUCE/PINE/FIR # 2	9'-5"	14'-9"	18'-9"	22'-11"
16" O.C.	SPRUCE/PINE/FIR # 2	8'-1"	12'-9"	16'-3"	19'-10"
19.2" O.C.	SPRUCE/PINE/FIR # 2	8'-0"	11'-8"	14'-10"	18'-2"
24" O.C.	SPRUCE/PINE/FIR # 2	7'-2"	10'-6"	13'-3"	16'-3"

RAFTER SPAN TABLE (GROUND SNOW LOAD = 50 PSF OR LESS) CEILING ATTACHED TO RAFTERS

		MAX RAFTER SPANS Ø PSF DEAD LOAD				
SPACING	SPECIES 4 GRADE	2 X 4	2 X 6	2 X 8	2 X 10	2 X 12
12" O.C.	SPRUCE/PINE/FIR # 2	6'-11"	10'-11"	14'-3"	17'-5"	20'-2"
16" O.C.	SPRUCE/PINE/FIR # 2	6'-4"	9'-9"	12'-4"	15'-1"	17'-6"
19.2" O.C.	SPRUCE/PINE/FIR # 2	5'-11"	8'-11"	11'-3"	13'-9"	15'-11"
24" O.C.	SPRUCE/PINE/FIR # 2	5'-5"	7'-11"	10'-1"	12'-4"	14'-3"

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
GARAGE ON GRADE	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS 4 HANDRAILS	200

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 602.3 (1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER 4 TYPE FASTENER (A, B, C, D)	SPACING
1. JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	
2. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d OR 2 STAPLES 1 3/4	
3. 1" SUBFLOOR TO JOIST OR GIRDER BLIND AND FACE NAIL	3-8d	
4. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
5. TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	
6. STUD TO SOLE PLATE	3-8d OR 2-16d	
7. DOUBLE STUDS, FACE NAIL	10d	24" O.C.
8. DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
9. SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d	16" O.C.
10. DOUBLE TOP PLATES, MIN. 48" OFFSET OF END JOINTS FACE NAILED IN LAPPED AREAS	8-16d	
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-16d	
12. RIM JOIST TO TOP PLATE, TOENAIL	8d	6" O.C.
13. TOP PLATES, LAPS AT CORNERS & INTERSECTIONS, FACE NAIL	2-10d	
14. BUILT UP HEADER, TWO PIECES W/ 1/2" SPACERS	16d	16" O.C. ALONG EA. EDGE
15. CONTINUOUS HEADER, TWO PIECES	16d	16" O.C. ALONG EA. EDGE
16. CEILING JOISTS TO PLATE, TOE NAIL	3-8d	
17. CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d	
18. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-10d	
19. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-10d	
20. RAFTERS TO PLATE, TOE NAIL	3-10d OR 3 STAPLES	
21. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d OR 2 STAPLES 1 3/4	
22. 1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d OR 2 STAPLES 1 3/4	
23. 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d OR 3 STAPLES 1 3/4	
24. WIDER THEN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d OR 4 STAPLES 1 3/4	
25. BUILT-UP CORNER STUDS	10d	24" O.C.
26. BUILT-UP GIRDER AND BEAMS 2 INCH LUMBER LAYERS	NAIL EA. LAYERS 32" OC IN TOP & BOTTOM STAGGERED. TWO NAILS 3 INCH FROM EA. END & EA. SPLICE	
27. 2" PLANKS	2-16d AT EACH BEARING	
28. ROOF RAFTERS TO RIDGE, VALLEYS, OR HIP RAFTERS	TOE NAIL 4-16d FACE NAIL 3-16d	
29. RAFTER TIES TO RAFTERS FACE	3-8d	

FOOTNOTES TO FASTENER SCHEDULE

A. ALL NAILS ARE SMOOTH COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS FOLLOWS: 80 KSI (551 Mpa) FOR SHANK DIAMETER OF 0.192" (10d COMMON NAIL (90 KSI (620 Mpa) FOR SHANK DIAMETERS LARGER THAN 0.142" BUT NOT LARGER THAN 0.171", AND 100 KSI (689 Mpa) FOR SHANK DIAMETERS OF 0.142" OR LESS.

B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16" ON DIAMETER CROWN WIDTH.

C. NAILS SHALL BE SPACED AT NOT MORE THAN 6" O.C. AT ALL SUPPORTS WHERE SPANS ARE 48" OR GREATER.

D. 4' X 8' OR 4' X 9' PANELS SHALL BE APPLIED VERTICALLY.

E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3 (1).

F. FOR REGIONS HAVING BASIC UND SPEED OF 110 MPH OR GRATER, 8d DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITH 48" DISTANCE FROM GABLE END WALLS. IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM.

G. FOR REGIONS HAVING BASIC UND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6" O.C. WHEN BASIC UND SPEED IS GREATER THEN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" O.C. FOR MAXIMUM OF 48" DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS AND 4" O.C. TO GABLE END WALL FRAMING.

H. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.

I. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND THAT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PLANE PERIMETERS. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS SHALL NOT BE REQUIRED, EXCEPT AT INTERSECTION OF ADJACENT ROOF PLANES. FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

WOOD STRUCTURAL PANELS SUBFLOOR ROOF AND WALL SHEATING TO FRAMING, AND PARTICLEBOARD WALL SHEATHING TO FRAMING

5/16" - 1/2"	6d COMMON NAIL (SUBFLOOR WALL) 8d COMMON NAIL (ROOF)	6	12 g
19/32" - 1"	8d COMMON NAIL	6	12 g
1 1/8" - 1 1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12
1/2" REGULAR CELLULOSE FIBERBOARD SHEATHING	1 1/2" GALV. ROOF NAIL 6d COMMON NAIL STAPLE 16 GA. 1 1/2" LONG	3	6
1/2" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	1 1/2" GALV. ROOF NAIL 8d COMMON NAIL STAPLE 16 GA. 1 1/2" LONG	3	6
25/32" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	1 3/4" GALV. ROOF NAIL 8d COMMON NAIL STAPLE 16 GA. 1 3/4" LONG	3	6
1/2" GYPSUM SHEATHING	1 1/2" GALV. ROOF NAIL 6d COMMON NAIL STAPLE GALV. 1 1/2" LONG, 1 1/4" SCREUS TYPE W OR S	4	8
5/8" GYPSUM SHEATHING	1 3/4" GALV. ROOF NAIL 8d COMMON NAIL STAPLE GALV. 1 5/8" LONG, 1 5/8" SCREUS TYPE W OR S	4	8

WOOD STRUCTURAL PANELS COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING

3/4" AND LESS	6d DEFORMED NAIL OR 8d COMMON NAIL, 8d COMMON NAIL (ROOF)	6	12
7/8" - 1"	8d COMMON NAIL OR 8d DEFORMED NAIL	6	12
1 1/8" - 1 1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12

THE FOLLOWING SPAN TABLES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. CONTRACTORSHALL ADHERE TO SPANS AS SHOWN ON PLANS UNLESS NOTED OTHERWISE.

GIRDER SPANS 4 HEADER SPANS FOR INTERIOR BEARING WALLS

MAXIMUM HEADER SPANS FOR DOUG FIR-LARCH, HEM-FIR, SOUTHERN PINE, AND SPRUCE-PINE-FIR

HEADERS 4 GIRDERS SUPPORTING		BUILDING WIDTH (FEET)					
		20		28		36	
	SIZE	SPAN	NJ	SPAN	NJ	SPAN	NJ
ONE FLOOR ONLY	2 - 2 X 4	3-1	1	2-8	1	2-5	1
	2 - 2 X 6	4-6	1	3-11	1	3-6	2
	2 - 2 X 8	5-9	1	5-0	2	4-5	2
	2 - 2 X 10	7-0	2	6-1	2	5-5	2
	2 - 2 X 12	8-1	2	7-0	2	6-3	2
	3 - 2 X 6	5-2	1	4-5	1	4-0	2
	3 - 2 X 8	6-9	1	5-10	2	5-2	2
	3 - 2 X 10	8-5	2	7-3	2	6-5	2
	3 - 2 X 12	9-8	2	8-5	2	7-6	2
	4 - 2 X 6	5-9	1	5-0	2	4-5	2
	4 - 2 X 8	7-6	1	6-6	2	5-9	2
	4 - 2 X 10	9-3	2	8-0	2	7-2	2
	4 - 2 X 12	10-8	2	9-3	2	8-3	2
TWO FLOORS	2 - 2 X 4	2-1	1	1-10	1	1-7	1
	2 - 2 X 6	3-2	2	2-9	2	2-5	2
	2 - 2 X 8	4-1	2	3-6	2	3-2	2
	2 - 2 X 10	4-11	2	4-3	2	3-10	3
	2 - 2 X 12	5-9	2	5-0	3	4-5	3
	3 - 2 X 6	3-11	2	3-4	2	3-0	2
	3 - 2 X 8	5-1	2	4-5	2	3-11	2
	3 - 2 X 10	6-2	2	5-4	2	4-10	2
	3 - 2 X 12	7-2	2	6-3	2	5-7	3
	4 - 2 X 6	4-1	1	3-3	2	2-8	2
	4 - 2 X 8	5-5	2	4-8	2	4-1	2
	4 - 2 X 10	7-2	2	6-2	2	5-6	2
	4 - 2 X 12	8-4	2	7-2	2	6-5	2

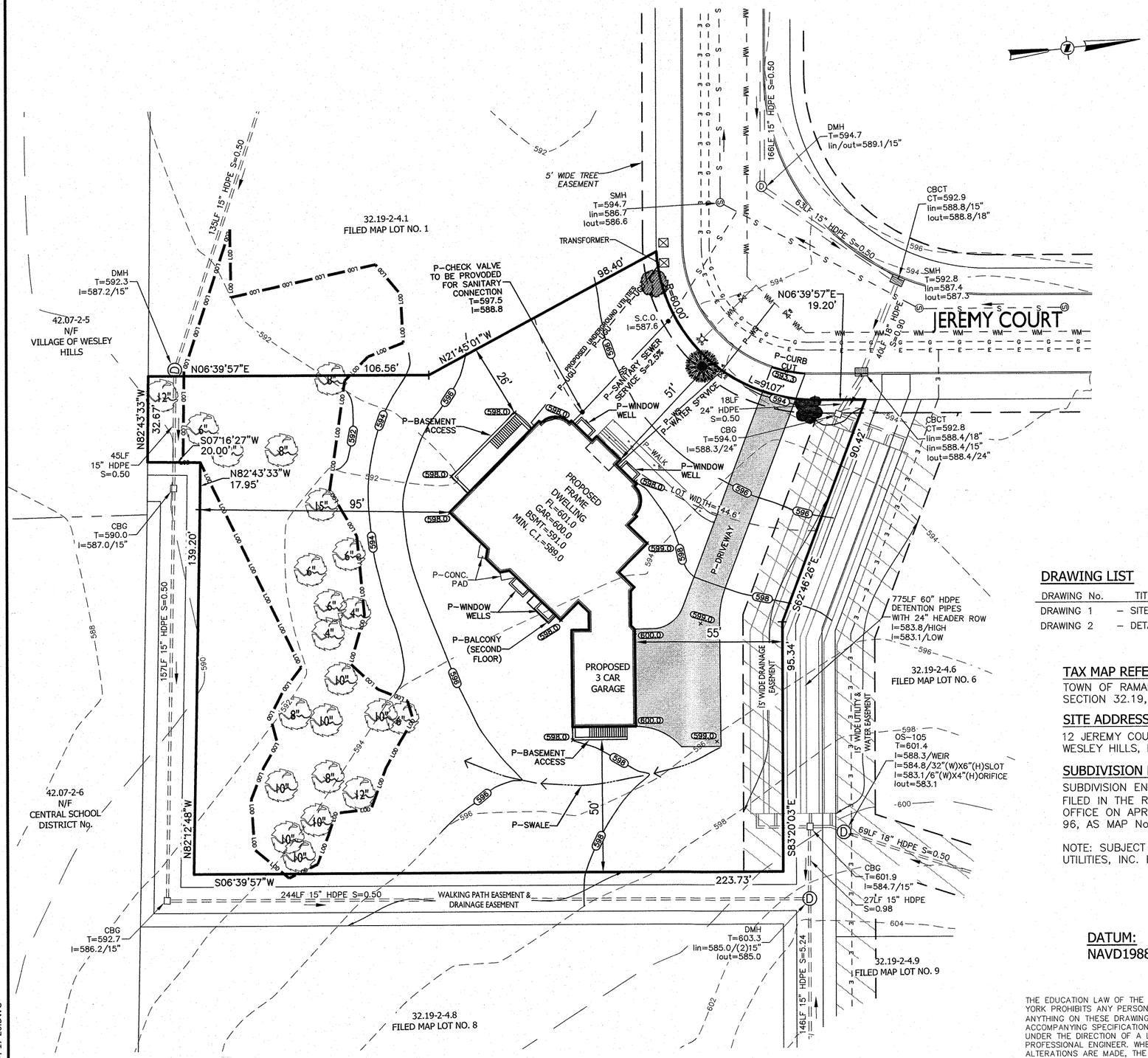
NJ = NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END. SPANS ARE GIVEN IN FEET 4 INCHES TABULATED VALUES ASSUME 'F' GRADE LUMBER

THE FOLLOWING SPAN TABLES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL ADHERE TO THE SPANS AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

GIRDER SPANS 4 HEADER SPANS FOR EXTERIOR BEARING WALLS

MAXIMUM HEADER SPANS FOR DOUG FIR-LARCH, HEM-FIR, SOUTHERN PINE, AND SPRUCE-PINE-FIR

HEADERS SUPPORTING		GROUND SNOW LOAD (50 PSF) BUILDING WIDTH (FEET)					
		20		28		36	
	SIZE	SPAN	NJ	SPAN	NJ	SPAN	NJ
ROOF 4 CEILING	2 - 2 X 4	3-2	1	2-9	1	2-6	1
	2 - 2 X 6	4-8	1	4-1	1	3-8	2
	2 - 2 X 8	5-11	2	5-2	2	4-7	2
	2 - 2 X 10	7-3	2	6-3	2	5-7	2
	2 - 2 X 12	8-5	2	7-3	2	6-6	2
	3 - 2 X 6	7-5	1	6-5	2	5-9	2
	3 - 2 X 10	9-1	2	7-10	2	7-0	2
	3 - 2 X 12	10-7	2	9-2	2	8-2	2
	4 - 2 X 6	6-1	1	5-3	2	4-8	2
	4 - 2 X 10	10-6	1	9-1	2	8-2	2
	4 - 2 X 12	12-2	2	10-7	2	9-5	2
ROOF 4 CEILING AND ONE CENTER BEARING FLOOR	2 - 2 X 4	2-9	1	2-5	1	2-2	1
	2 - 2 X 6	4-1	1	3-7	2	3-3	2
	2 - 2 X 8	5-2	2	4-6	2	4-1	2
	2 - 2 X 10	6-4	2	5-6	2	5-0	2
	2 - 2 X 12	7-4	2	6-5	2	5-9	2
	3 - 2 X 8	6-5	2	5-8	2	5-1	2
	3 - 2 X 10	7-11	2	6-11	2	6-3	2
	3 - 2 X 12	9-2	2	8-0	2	7-3	2
	4 - 2 X 8	5-3	2	4-7	2	4-2	2
	4 - 2 X 10	9-1	2	8-0	2	7-2	2
	4 - 2 X 12	10-7



BULK REQUIREMENTS

ZONE R-50 (AVERAGE DENSITY)	REQUIRED	LOT 5
MINIMUM LOT AREA	40,000 SQ.FT.	46,486 SQ.FT.
MINIMUM LOT WIDTH	125 FT. *	144.6 FT.
MINIMUM EFFECTIVE SQUARE, SIDE	125 FT.	125 FT.
MINIMUM FRONT SETBACK	50 FT.	51 FT.
MINIMUM SIDE SETBACK	25 FT.	26 FT.
MINIMUM TOTAL SIDE SETBACK	60 FT.	76 FT.
MINIMUM REAR SETBACK	50 FT.	95 FT.
MAXIMUM BUILDING HEIGHT (FT)	25 FT.	24.5 FT.
MAXIMUM BUILDING HEIGHT (STORIES)	2.5 STORIES	2 STORIES
MAXIMUM IMPERVIOUS SURFACE RATIO	0.25	0.17
MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO	0.20	0.14
MAXIMUM BUILDING COVERAGE	0.10	0.10
MAXIMUM EXPOSED BUILDING HEIGHT	40 FT.	32 FT.
MINIMUM LOT FRONTAGE	90 FT.	91.07 FT.

* MINIMUM LOT WIDTH MAY BE REDUCED TO 75 FEET BY THE PLANNING BOARD FOR RESIDENTIAL LOTS FRONTING ON CUL-DE-SAC OR ON STREETS WITH A CENTER-LINE RADIUS OF 300 FT OR LESS.

LOT COVERAGE TABLE:

DWELLING	4,558 SQ.FT.
DRIVEWAY	2,582 SQ.FT.
WALK	264 SQ.FT.
BASEMENT ACCESS	410 SQ.FT.
TOTAL	7,814 SQ.FT.

FRONT YARD IMPERVIOUS AREA TABLE:

DRIVEWAY	636 SQ.FT.
WALK	228 SQ.FT.
TOTAL	865 SQ.FT.

BUILDING HEIGHT CALCULATION:

ELEVATION OF EAVE - LARGEST ROOF	= 622.5 FT.
LESS EXISTING GRADE (LOWEST RAISED GRADE ADJACENT TO DWELLING)	= 598.0 FT.
BUILDING HEIGHT	= 24.5 FT.

MAXIMUM EXPOSED BUILDING HEIGHT CALCULATION:

ELEVATION OF HIGHEST POINT OF ROOF	= 630 FT.
LESS AVERAGE ELEVATION	= 598 FT.
MAXIMUM EXPOSED BUILDING HEIGHT (FRONT)	= 32 FT.

DRAWING LIST

DRAWING No.	TITLE	ORIGIN DATE
DRAWING 1	- SITE PLAN LOT 5	APRIL 30, 2026
DRAWING 2	- DETAILS	APRIL 30, 2026

TAX MAP REFERENCE:

TOWN OF RAMAPO TAX MAP
SECTION 32.19, BLOCK 2, LOT 4.5

SITE ADDRESS:

12 JEREMY COURT
WESLEY HILLS, NY 10901

SUBDIVISION REFERENCE:

SUBDIVISION ENTITLED "15 TERRACE ROAD, LLC." FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON APRIL 12, 2024 IN BOOK 133, PAGE 96, AS MAP No. 8646.

NOTE: SUBJECT TO AN ORANGE & ROCKLAND UTILITIES, INC. EASEMENT.

DATUM:

NAVD1988

NOTE:

1. VILLAGE APPROVAL IS NEEDED BEFORE ANY TREES ARE TO BE REMOVED.
2. DATE OF SURVEY: JULY 30, 2025, BY JOHN R. ATZL, PLS.

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. WHERE SUCH ALTERATIONS ARE MADE, THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. (NYS EDUCATION LAW SECTION 7209-2)

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
"CERTIFICATION INDICATED HERE ON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYOR'S ADOPTED BY THE DELAWARE - HUDSON LAND SURVEYORS ASSOCIATION. SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY WAS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS."

STATE OF NEW YORK RYAN A. NASHER 089066 LICENSED PROFESSIONAL ENGINEER

RYAN A. NASHER, P.E.
N.Y.S. P.E. LIC. NO. 89066

STATE OF NEW YORK JOHN R. ATZL 050228 LICENSED LAND SURVEYOR

JOHN R. ATZL
N.Y.S. P.L.S. LIC. NO. 50228

REVISION	DATE	DESCRIPTION

ATZL, NASHER & ZIGLER P.C.
ENGINEERS-SURVEYORS-PLANNERS
232 North Main Street
New City, New York 10956
Tel: (845) 634-4694
Fax: (845) 634-5543
E-mail: info@anzny.com
Web: www.ANZNY.com

PROJECT:

FLORENS RESIDENCE

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

TITLE:

SITE PLAN LOT 5

DRAWN BY: IS	CHECKED BY: JRA
DATE: APRIL 30, 2026	SCALE: 1 IN. = 30 FT.
PROJECT NO: 5275	DRAWING NO: 1

P:\DRAWINGS\5275\5275 SITE PLAN ALL LOTS 04-17-26.DWG

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. LOANED TO THE CLIENT FOR USE AS A CONSTRUCTION GUIDE FOR THIS PROJECT ONLY. SUBSTITUTIONS AND/OR REVISIONS MADE DIFFERING FROM THESE PLANS WITHOUT WRITTEN NOTICE SHALL VOID ARCHITECTS RESPONSIBILITY. ARCHITECT NOT RESPONSIBLE FOR CONTRACTORS METHODS AND WORKMANSHIP. ARCHITECT NOT LIABLE FOR EXISTING AND UNFORSEEN CONDITIONS

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH ALL FIREWALLING CODES, LAWS AND ORDINANCES OF THE 2015 BUILDING & ENERGY CONSERVATION CODES OF NYS. AND THE LOCAL ZONING LAWS OF WHICH THE PROJECT IS LOCATED.

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PRIOR, DURING AND AFTER CONSTRUCTION ALL NECESSARY LICENSES AND INSURANCES PER THE N.Y.S. LOCAL AND ALL GOVERNING REGULATIONS.

THE OWNER SHOULD READ AND REVIEW HIS/HER ENTIRE SET OF CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO GIVING IT TO THE CONTRACTOR. OWNER SHALL CONFIRM THAT ALL INFORMATION IS CORRECT. SHOULD THE OUNER FIND ANYTHING THAT WASN'T WHAT THEY INTENDED TO BE DONE, THEN THEY SHALL HAVE THE ARCHITECT AMEND IT AS REQUIRED.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION, AND OR PROJECT SITE. THE GENERAL PUBLIC, PROSPECTIVE BUYERS AND ALL OTHER NON-CONSTRUCTION RELATED PERSONS ARE NOT TO ENTER THE CONSTRUCTION WORK AREA UNTIL A VALID CERTIFICATE OF OCCUPANCY IS ISSUED BY THE LOCAL BUILDING DEPARTMENT.

THE PROJECT SITE SHALL BE PROPERLY FOOTED AND TAPED AND OR FENCED OFF TO ENSURE PUBLIC SAFETY AND SAFEGUARD THE PUBLIC AT ALL TIMES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS (PLANS & SPECIFICATIONS) PRIOR TO ANY ERECTION/CONSTRUCTION.

ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IMMEDIATELY. ALWAYS USE DIMENSIONS AS SHOWN AND THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

DRAWINGS ARE NOT TO BE SCALED.

ALL CHANGES MADE BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE ARCHITECT AND OWNER PRIOR OF STARTING WITH THE WORK INVOLVED, ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND ULTIMATELY NOT BEING APPROVED BY THE OUNER AND ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND TO BE CORRECTED AT HIS OUN EXPENSE.

THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY MECHANICAL DESIGN SYSTEMS, DUCTS, CHASE OPENINGS, SIZE OF FURNACE AND FRESH AIR REQUIREMENTS ETC. THESE ARE NOT SHOUN AND SHALL BE DETERMINED BY A MECHANICAL ENGINEER PRIOR OF COMMENCING THE WORK.

THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION, AND CONSTRUCTION INSPECTIONS AND/OR THE REVIEW OF SHOP DRAWINGS. THE ARCHITECT HAS ONLY BEEN RETAINED FOR DESIGN PURPOSES. THEREFORE, THE ARCHITECT ASSUMES NO LIABILITY FOR WORKMANSHIP, CODE AND OR PLAN COMPLIANCE.

THE ARCHITECTS RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND RELATED SPECIFICATIONS ONLY.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DOCUMENTS.

THE ARCHITECT SHALL PROVIDE WEATHERPROOFING AT THE END OF EACH WORK DAY AS REQUIRED TO PREVENT WEATHER DAMAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR FROZEN PIPES AND/OR MOLD CONDITIONS CREATED BY THE CONTRACTORS NEGLIGENCE.

BACKFILL SHALL NOT BE PLACED UNTIL THE MAIN FLOOR SYSTEM AND BASEMENT CONCRETE INTERIOR FLOOR SLABS ARE INSTALLED. FOOTING DRAINS SHALL BE PROVIDED AS SHOUN, AND APPROPRIATE. THEY SHOULD BE LAID IN GRAVEL BED AND PROTECTED AT THE TOP WITH FILTER FABRIC AND 6" OF 1\1\2" GRAVEL AROUND & PROVIDE POSITIVE OUTFALL TO A STORM DRAIN OR A DRY-WELL.

THE FINISHED GRADE AND DRIVEWAY SHOULD BE PITCHED AWAY FROM THE BUILDING SUCH THAT ALL THE SURFACE WATER FLOWS AWAY FROM BUILDING.

THE FINISHED GRADE HEIGHT SHALL BE A MINIMUM OF 8" BELOW THE ADJACENT FRAMING, OR AS INDICATED ON PLANS.

THE TOP OF ANY FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT FRONT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2 PERCENT.

INSTALLATION OF GAS AND ELECTRIC METERS SHOULD BE IN STRICT ACCORDANCE WITH THE LOCAL UTILITY COMPANY SPECIFICATIONS.

SITE NOTES

THESE PLANS ARE BASED ACCORDANCE TO THE SURVEY INFORMATION PROVIDED TO THE ARCHITECT BY THE OUNER. THEY SHOULD BE REVIEWED BY A LICENSED LAND SURVEYOR AND OR ENGINEER TO VERIFY ALL BUILDING LINES, AND SET BACKS PRIOR TO CONSTRUCTION.

THE ELEVATION SHOUN ON THE PLAN MAY NOT BE ACCURATE IN EVERY DETAIL, THE OUNER SHALL REVIEW THE PLANS WITH THE CONTRACTOR TO INSURE ACCURACY OF DETAILS AND METHODS PROVIDED BY THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE OF NOTIFYING ALL UTILITY COMPANIES, AND VERIFYING THE LOCATION OF THE SAME UTILITY COMPANIES LINES, SERVICES AND ALL OTHER POSSIBLE EQUIPMENTS OF UTILITY COMPANIES. THE CONTRACTOR SHALL LOCATE AND IDENTIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, AND PROVIDE UNDERGROUND CONNECTIONS TO THEM.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY GROUND WATER, EXCESSIVE ORGANIC MATERIAL OR ANY OTHER UNSUITABLE CONDITIONS DISCOVERED DURING SITE PREPARATION AND OR EXCAVATION.

THE CONTRACTOR SHALL PROVIDE ONE PROPERLY MAINTAINED, PORTABLE TOILET FOR THE ENTIRE DURATION OF THE CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE FROM A REGISTERED LAND SURVEYOR A URITTEN CERTIFICATE THAT THE LOWEST PORTION OF THE FIRST FLOOR MEET OR EXCEED THE REQUIRED ELEVATIONS.

ALL DRIVEWAYS AND WALKWAYS FORM WORK SHALL BE APPROVED BY DEVELOPMENT REVIEW REPRESENTATIVE BEFORE ANY WORK CONTINUES. THE CONTRACTOR SHALL REMOVE AND DISPOSE ALL RUBISH, VEGETATION, STUMPS, ROOTS, AND TREES AS SHOUN ON THE PLANS.

ALL AREAS TO BE COVERED WITH FILL AND GRADED DOUN.

THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES SHOUN TO REMAIN AS REQUIRED.

EXTREME CAUTION SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDINGS.

THE CONTRACTOR SHALL OBSERVE ANY VARIATIONS AND OR ANY UNFORESEEN DISCREPANCIES WITH THE PLANS, AND SHOULD REPORT IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND ALL TEMPORARY SUPPORTS PRIOR OF REMOVING THE EXISTING WALLS, CEILINGS, FLOORS AND ROOFS AS PER ALL LOCAL AND OSHA REGULATIONS.

THE CONTRACTOR SHALL PROVIDE WEATHERPROOFING AT THE END OF EACH WORK DAY AS REQUIRED TO PREVENT WEATHER DAMAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR FROZEN PIPES AND/OR MOLD CONDITIONS CREATED BY THE CONTRACTORS NEGLIGENCE.

FOUNDATION NOTES

IT'S THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE DIMENSIONS BETUEEN FOUNDATION AND FLOOR PLANS PRIOR TO CONSTRUCTION. ALL EXCAVATIONS SHOULD BE SUBSTANTIALLY FREE OF UATER DURING FOUNDATION CONSTRUCTION UORK.

THIS PROJECT HAS BEEN DESIGNED BY ASSUMING THAT ALL THE SOIL BEARING IS 2 KIPS\SQ. FT. (2,000#)

ALL STRUCTURAL CONCRETE SHALL BE A STONE CONCRETE WITH A 1:3:5 MIX AND HAVE A MINIMUM STRENGTH OF 3,500 PSI AT THE END OF 28 DAYS.

ALL FOOTINGS TO REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING 2 TONS PER SQ. FT.

REFERENCE THE PLANS FOR SIZE AND QUANTITY OF REINFORCING BARS.

ALL FOOTINGS SHALL BE BELOW THE FINISHED GRADE MINIMUM OF 3'-6" IN ROCK, AND COUNTY; 3'-6" IN ORANGE COUNTY OR OTHERUISE SHOUN ON THE PLAN.

PROVIDE EXPANSION JOINTS AT PERIMETERS OF ALL CONCRETE SLABS.

ALL INTERIOR FOOTINGS SHALL STEP DOUN TO PERIMETER WALL FOOTING DEPTH AT ALL FOOTING INTERSECTIONS.

ALL SUB GRADE FILL MATERIAL SHALL BE COMPACTED TO A DENSITY OF 96. ALL CONCRETE SLABS SHALL BE A MINIMUM OF 4" THICK - REINFORCED WITH 6x6 (6\6#0 WELDED WIRE MESH OR 6 MIL VAPOR BARRIER ON 4" OF 3\4" GRAVEL, UNLESS SHOUN OTHERUISE AND TO RECEIVE A SMOOTH FINISH.

ALL CONCRETE PAVING SHALL RECEIVE A FINE BROOM FINISH UNLESS SHOUN OTHERUISE.

ALL CONCRETE SLABS TO RECEIVE CONTROL JOINTS (1\2" SAW CUTS) AT A MAXIMUM OF 15'x15' TO CONTROL CRACKING WITH SHRINKAGE.

SLOPE ALL CONCRETE SLABS TO DRAIN TO EXTERIOR SLOPES IN GARAGES SHALL BE A MINIMUM OF 1/8"\1'-0" UNLESS SHOUN OTHERUISE.

MASONRY AND CONCRETE CONTRACTOR SHALL INSTALL ALL ANCHOR BOLTS, PLATES, CHASES, SLOTS, SLEEVES, ETC. AS REQUIRED BY TRADES.

CAULK UEATHER-TIGHT ALL OPENINGS.

EXTERIOR OF THE CONCRETE WALLS TO BE COATED WITH RUB-R-UALL COATING OR EQUAL

INTERIOR COLUMNS TO BE 4" DIAM. STANDARD STEEL - PROVIDE BASE & TOP PLATES.

INTERIOR COLUMNS OVER 9'-0" IN HEIGHT TO BE 5" DIAM. STANDARD STEEL COLUMNS. EXTREME CAUTION TO BE USED IN DELIVERY OF THE STEEL COLUMNS. MUST NOT BE DROPPED AT ANY TIME.

DOUELS MUST BE TIED INTO FOOTING RE-BARS PRIOR TO POURING FOOTINGS.

CONCRETE AIR-ENTRAINED TO NOT LESS THAN 5% OR NO MORE THAN 7% WHERE REQUIRED.

FOUNDATION ANCHOR BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF WIDTH OF SILL B. AND SUPPLIED WITH NUT & WASHER TIGHTENED TO EACH BOLT

FRAMING NOTES

ALL STANDARD FRAMING LUMBER TO BE HEMLOCK FIR #1 OR BETTER UNLESS OTHERUISE NOTED.

ALL ENGINEERED BEAMS INDICATED ON THE PLANS ARE DESIGNED USING THIS SPECIFIC MANUFACTURER AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS ONLY. UHEN USING MULTIPLE MEMBER ENGINEERED BEAMS, THE FRAMER SHALL REFERENCE WITH THE SPECIFIC MANUFACTURERS NAILING GUIDE.

PROVIDE METAL FLASHING AT ALL EXTERIOR DOORS, UINDOUS AND OPENINGS UNLESS SHOUN OTHERUISE.

INSTALL 36" UIDE ICE & UATER SHIELD AT ALL ROOF EDGES, IN VALLEYS, UP AGAINST UALL JUNCTIONS, OVER HIPS AND URAP OVER ALL FACIAS. THE SHIELD SHALL COVER MINIMUM 24" TOP OF EXTERIOR SIDE OF EXTERIOR UALLS. PROVIDE OPTIONAL SNOU-GUARDS IF REQUIRED WITH THE STANDARD SPACING ALONG THE BOTTOM EDGE OF THE ROOF.

FRAMING NOTES DIMENSIONS ARE TO THE NEAREST INCH, ACTUAL ROOM SIZES MAY VARY DUE TO GYPSUM BOARD.

ALL UOOD FRAMING IN DIRECT CONTACT WITH SOIL, CONCRETE, MASONRY OR UEATHER SHALL BE PRESSURE TREATED (AUPA STANDARD C2, C3.)

ALL FRAMING BELOU THE REQUIRED FLOOD ELEVATION AS SET FORTH BY FEMA AND LOCAL BUILDING OFFICIALS SHALL BE PRESSURE TREATED.

SECURE ALL TEMPORARY RAILINGS UITH GUARDS TO BE INSTALLED AROUND ALL FLOOR OPENINGS AND OPEN DOOR OPENINGS. PROVIDE TEMPORARY RAMPS AND\OR STAIRS TO BE INSTALLED AT ALL LEVELS.

ALL LUMBER TO BE SOUND, DRY, AND FREE FROM ROT, KNOTS, AND SPLITS.

ALL FRAMING SHALL BE FRAMED TRUE UP UNLESS AT CANTILEVERS OR SHOUN OTHERUISE.

SOLID BLOCKING SHALL BE PROVIDED UNDER ALL POSTS THAT DON'T REST DIRECTLY ON JOISTS.

ALL INTERIOR UOOD POSTS SHALL BE SOLID STUDS, AND TO BE A MINIMUM OF THE UIDTH OF THE BEAM SUPPORTING IT AND PROVIDE MINIMUM ONE KING STUD AT EITHER SIDE.

BRACE ALL UALLS DURING CONSTRUCTION.

ALL UALL FRAMING OF 9'-0" AND GREATER SHALL HAVE CAT5 (SOLID BLOCKING) AT MIDHEIGHT

ALL DOORS, UINDOUS AND OPENINGS SHALL HAVE A MINIMUM HEADER TO BE AS FOLLOUS UNLESS SHOUN OTHERUISE ON PLANS. UP TO 5'-0" USE (2)2"x10". UP TO 8'-0" USE (3)2"x10" OR (2)2"x12" OPENINGS GREATER THAN 8'-0" SEE PLANS FOR SIZES.

PROVIDE FASTENER NAILS AS FOLLOUS: 10d AT ALL GENERAL FRAMING AND 8d AT ALL PLYUOOD, 4" SPACING MAX. - TABLES R602.3(1) THROUGH R602.3(4.)

FIRE BLOCKING SHALL BE PROVIDED AS FOLLOWS

1. IN CONCEALED SPACES OF STUD UALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVELS, CONCEALED HORIZ FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVAL NOT EXCEEDING 10 FEET. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOUED AS FIRE BLOCKING IN UALLS CONSTRUCTED USING ROUS OF STUDS OR STAGGERED STUDS.
2. AT ALL INTERCONNECTIONS BET. CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BET. STAIR STRINGERS AT TOP & BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY UI SECTION R311.2.2.
4. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, UI ANY APRVD MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIRE BLOCKING OF CHIMNEY'S & FIREPLACES, SEE SECTION R1001.16.
6. FIRE BLOCKING OF CORNICES OF A 2 FAMILY DUELLING IS REQ'D AT THE LINE OF DUELLING UNIT SEPARATION.

ROOFING & SIDING

ROOFING, SIDING, TRIM, AND OTHER MATERIALS SHALL BE INSTALLED IN STRICT ACCORD UITH THEIR RESPECTIVE MANUFACTURERS SPECIFICATIONS AND INDUSTRY STANDARDS.

PROVIDE ALUMINUM GUTTERS & ROOF DRAIN LEADERS (RDLs) AS REQUIRED RDLs AT OUTLET TO BE CONNECTED TO SITE STORM DRAINAGE SYSTEM.

PROVIDE APPROVED SNOU GUARDS AT ROOF EDGES UITH PITCH EXCEEDING 7\12 OVER ALL DOORUAYS, DECKS & UALKUAYS UITHIN 36" OF DUELLING

ROOFING, SIDING, TRIM AND OTHER MATERIALS COLORS TO BE DETERMINED FROM BUILDERS SELECTION PRIOR TO ORDERING. ARCHITECT IS NOT RESPONSIBLE FOR COLOR AND\OR MATERIAL SELECTIONS.

ROOF TIE DOUN REQUIREMENTS TO MEET SECTION 802.11 TABLE R 802.11 OF THE 2015 NY STATE RESIDENTIAL CODES.

ASPHALT SHINGLES T/B INSTALLED AS PER SEC. R905.2 OF THE 2015 NY STATE RES. CODE

DOOR & UINDOU NOTES

ALL UINDOUS AND EXTERIOR DOORS SHALL COMPLY UITH THE ENERGY CONSERVATION CODE OF N.Y.S. AND FOR THE COUNTY THIS PROJECT IS LOCATED.

ALL DOORS SHALL CONFORM TO THE STATE CODE SIZE REQUIREMENTS.

UINDOU SCHEDULE IS FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL VERIFY UITH OUNER ALL UINDOUS, DOOR, AND ADDITIONAL OPTIONS SUCH AS, COLOR HARDUARE PRIOR TO ORDERING.

ALL UINDOUS AND DOORS SHALL BE INSTALLED UITH STRICT ACCORDANCE TO THEIR PARTICULAR MANUFACTURERS SPECIFICATIONS AND TO VERIFY UINDOU ROUGH OPENINGS UITH THE MANUFACTURER.

ALL HEADER HEIGHTS TO BE 6'-9" ABOVE THE FINISHED FLOOR UNLESS NOTED OTHERUISE.

ALL UINDOUS IN HABITABLE SPACES SHALL COMPLY UITH THE RESIDENTIAL CODE OF THE N.Y.S. EGRESS REQUIREMENTS. THESE UINDOUS SHALL HAVE A SILL HEIGHT OF NOT GREATER THAN 44" ABOVE FINISHED FLOOR. THESE UINDOUS SHALL HAVE A MIN. OF 5.7 SQ. FT. CLEAR OPENING AND 10.3 SQ. FT. OF GLASS AREA FOR NATURAL LIGHT.

AT ALL EGRESS BASEMENT UINDOUS THAT ARE BELOU THE FINISHED GRADE SHALL BE PROVIDED UITH AN APPROVED UINDOU UELL AND DRAINAGE AS PER THE N.Y.S. AND LOCAL CODES.

ALL GLAZING LESS THAN 18" ABOVE FINISHED FLOOR\SURFACE, AND ALL GLASS TUB AND\OR SHOUER ENCLOSURES SHALL BE TEMPERED GLASS.

ALL FIXED GLASS SHALL BE IN FRAMES TO MATCH THE MANUFACTURER OF OPERABLE UINDOUS.

ALL UINDOUS SHALL BE MANUFACTURED BY ANDERSEN OR EQUAL UNLESS SHOUN OTHERUISE.

ALL SKYLIGHTS, METAL FLUES, VENTS, STACKS OR ANY OTHER ROOF ACCESSORIES THAT REQUIRE FLASHING SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.

PROVIDE ADDITIONAL ALUMINUM BLIND FLASHING UHERE REQUIRED TO INSURE UATER TIGHT CONDITIONS.

INSTALL FLASHING AT ALL ENTRANCE SLABS ADJACENT TO UALL CONSTRUCTION. PROVIDE ADEQUATE AIR SPACE BEHIND BRICK, STONE AND OTHER SIDINGS AS REQUIRED.

ALL BEADS, STOPS AND TRIM SHALL BE MANUFACTURED FROM RUST RESISTANT

ALL EXTERIOR SUING DOORS SHALL BE MANUFACTURED BY: THERMA-TRU OR EQUAL UNLESS SHOUN OTHERUISE.

ALL UINDOU & DOOR JAMBS TO BE FOAM SEALED & UEATHER STRIPPED ON EXTERIOR AS PER THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

UINDOUS UITH A SILL HEIGHT GREATER THAN 6'0" ABOVE FINISHED FLOOR LEVEL OF THE INTERIOR AND LESS THEN 24" ABOVE GRADE OF EXTERIOR GRADE LEVEL, SHALL BE PROVIDED UITH UINDOU OPENING CONTROL DEVICE AS REQUIRED BY THE 2015 N.Y. STATE RESIDENTIAL CODES

SEE RES-CHECK PROVIDED FOR ALL UINDOU U-FRACTURES AND DOORS.

BASEMENT HABITABLE SPACE SHOULD BE PROVIDED UITH A DIRECT EXIT TO EXTERIOR FROM EACH ROOM.

IF EGRESS UINDOUS, SILL HEIGHT NOT TO EXCEED 44" FROM FINISHED FLOOR.

UINDOU UELLS ARE REQUIREMENT FOR BELOU GRADE EMERGENCY & RESCUE OPENINGS SHOULD BE: HOR. DIM. THAT ALLOU THE DOOR OR UINDOU TO BE FULLY OPENED, UITH A MIN. CLEARANCE OF NET 9' SF. & A MIN. HOR. PROJECTION & UIDTH OF 36"

A LADDER OF STEPS SHALL BE PROVIDED TO ENCROACH A MAX. OF 6" INTO THE REQUIRED DIM. OF THE UINDOU UELL. UINDOU UELL GREATER THAN 44" BELOU GRADE VER SHALL BE EQUIPPED UITH LADDER OR STAIRS.

MIN. OPENING AREA 5.7 SF, MIN HEIGHT 24" MIN. UIDTH 20"

DRYUALL NOTES

ALL GYPSUM BOARD DRYUALL CUT JOINTS SHALL BE ADJACENT TO CORNERS. NO BUTT JOINTS IN UALL SHALL BE PERMITTED.

ALL CORNERS AND JOINTS SHALL RECEIVE TUO COATS OF JOINT COMPOUND FEATHERED SMOOTH AND ALL DIMPLES CREATED BY FASTENERS SHALL RECEIVE THREE COATS OF JOINT COMPOUND FEATHERED SMOOTH.

ALL GYPSUM BOARD SHALL BE IN ACCORDANCE UITH THE GYPSUM CONSTRUCTION HANDBOOK, PUBLISHED BY THE UNITED STATES GYPSUM COMPANY.

ALL MATERIALS SHALL BE FURNISHED BY THE UNITED STATES GYPSUM COMPANY, NATIONAL GYPSUM COMPANY, CELOTEX CORP., OR OTHER APPROVED MANUFACTURER

USE UATERPROOF GYPSUM BOARD AT ALL TUBS, SHOULER SURROUNDS AND OTHER UET LOCATIONS. (DUR-O-ROCK OR EQUAL.)

STAIR & RAILING NOTES

ALL STAIRS AND RAILINGS SHALL COMPLY UITH THE 2010 NYS RESIDENTIAL CODE

ALL STAIRUAYS SHALL NOT BE LESS THAN 36" IN CLEAR UIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOU THE REQUIRED HEADROOM HEIGHT.

HANDRAILS SHALL NOT PROJECT INTO THE STAIRUAY MORE THAN 4 COMBINED CLEAR UIDTH OF 27\0 IF THERE IS TUO HANDRAILS AND 31 THERE IS ONLY ONE HANDRAIL UITH A MINIMUM UALL CLEARANCE OF 1

THE MINIMUM HEADROOM IN ALL PARTS OF STAIRUAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE UALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE UI 1\2" GYP. BD.

THE MAXIMUM RISER HEIGHT IS 8 1\4" THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3\8".

THE MINIMUM TREAD DEPTH IS 9". THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3\8".

UINDER TREADS ARE PERMITTED PROVIDED THAT THE UIDTH OF THE TREAD AT A POINT IS NOT MORE THAN 12" AND FROM THE NARROU SIDE IS NOT LESS THAN 10". UINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT.

THE GREATEST UINDER TREAD DEPTH AT THE 12" UALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN

A NOSING NOT LESS OF 3/4" AND NOT GREATER THAN 1 ON STAIRUAYS UITH SOLID RISERS.

ON GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3\8".

OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETUEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

HANDRAIL HEIGHT SHALL BE A MINIMUM OF 34" AND 38

OPEN RAILINGS AND GUARDS SHALL NOT BE GREATER THAN 4".

IF DECKS OR PLATFORMS ARE 8'-0" AND GREATER ABOVE THE FINISHED GRADE THAN THE HANDRAIL SHALL BE 42" IN HEIGHT.

TRIM & PAINTING NOTES

ALL CLOSETS SHALL HAVE AS A MINIMUM OF ONE (1) HIGH SHELF AND ONE (1) ROD FOR HANGING CLOTHING. PROVIDE FIVE (5) SHELVES IN LINEN CLOSETS.

THE CONTRACTOR SHALL DOUBLE CHECK AND VERIFY ALL AS BUILT DIMENSIONS AND CONDITIONS PRIOR OF ORDERING CABINETS, COUNTER TOPS AND VANITIES.

ALL EXPOSED BASED CABINET SIDES SHALL HAVE TOE SPACE UNLESS SHOUN OTHERUISE.

ALL PAINTS AND STAINS SHALL BE OF A MANUFACTURER AS SCHEDULED OR AS DIRECTED BY BUILDER.

ALL INTERIOR GYPSUM BOARDS, UALLS AND CEILINGS, SHALL RECEIVE ONE COAT PRIMER AND TUO COATS OF PAINT OF BENJAMIN MOORE OR EQUAL.

ALL INTERIOR UOOD, TRIM, SHELVING AND OAK FLOORS SHALL BE FINISHED AS SCHEDULED OR AS DIRECTED BY BUILDER.

ALL INTERIOR DOORS, TRIM AND EXPOSED UOOD SHALL BE SANDED COMPLETELY SMOOTH PRIOR TO APPLYING FINISH.

ALL EXPOSED FERROUS METAL SHALL BE PAINTED UITH A RUST INHIBITOR AND TUO COATS OF ENAMEL.

PUMBING NOTES

ALL PLUMBING UORK EQUIPMENT AND FIXTURES SHALL BE PLACED AND INSTALLED PER THE 2015 PLUMBING CODE OF NEU YORK STATE AND INDUSTRY STANDARDS.

THE CONTRACTOR SHALL VERIFY UITH THE OUNER ALL FIXTURES, MODELS, COLORS ETC. PRIOR OF ORDERING INSTALL

IRON PIPING UNDER ALL CONCRETE SLABS, GAS LINES TO BE GROUNDED TO BLACK PIPE AT SERVICE ENTRY VENT STACK SHALL EXTEND ABOVE ROOF 18" OR 12" ABOVE ANY SNOUFALL.

THE PLUMBING CONTRACTOR SHALL PROVIDE DRYER VENTS AS PER THE RESIDENTIAL CODE OF N.Y.S.

THE PLUMBING CONTRACTOR SHALL NOT DRILL OR CUT ANY STRUCTURAL GIRDERS, HEADERS, BEAMS UITHOUT PRIOR CONSENT FROM THE ARCHITECT.

DRILLING AND CUTTING OF FLOOR JOISTS SHALL BE IN STRICT ACCORDANCE UITH THE CODE AND\OR SAID JOIST MANUFACTURERS SPECIFICATIONS.

THE PLUMBING CONTRACTOR SHALL VERIFY FIXTURE AND PIPE LOCATIONS UITH OTHER TRADES INVOLVED UITH THIS JOB PRIOR TO INSTALLATION.

THE PLUMBING CONTRACTOR SHALL PROVIDE SHOUER PANS UNDER CLOTHES UASHER UITH A DRAIN CONNECTED TO THE UASTE PLUMBING SYSTEM.

THE PLUMBING CONTRACTOR SHALL PROVIDE UHOLE HOUSE BACK-FLOU PREVENTION VALVES AND ADEQUATE CLEAN-OUTS AS REQUIRED BY CODE.

PROVIDE 12"x12" ACCESS PANEL TO UHIRLPOOL TUB MOTOR AND SIMILAR EQUIPMENT.

THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT FLUES AS REQUIRED BY THE RESIDENTIAL CODE OF N.Y.S.

ALL HOSE BIBS SHALL BE FREEZE PROOF TYPE.

LOCATIONS AND QUANTITY SHALL BE AS PER OUNERS INSTRUCTIONS.

UNLESS SHOUN OTHERUISE A MINIMUM OF TUO (2) HOSE BIBS SHALL BE PROVIDED: ONE (1) LOCATED AT THE FRONT AND ONE (1) LOCATED AT REAR

UATER HAMMER ARRESTORS SHALL BE PROVIDED AT ALL QUICK-CLOSING VALVES AS PER CODE P2903.5, AND TO COMPLY UITH ASSE 1010 TO BE INS. AS PER MAN. SPECS

MECHANICAL NOTES

ALL MECHANICAL UORK (FURNACE, BOILERS, HVAC, HOT UATER, ETC.) SYSTEMS, AND INSTALLATION SHALL COMPLY IN ACCORDANCE UITH THE 2015 PLUMBING, MECHANICAL, AND FUEL CODES OF NEU YORK STATE AND INDUSTRY STANDARDS.

THE SYSTEMS SHALL BE DESIGNED AND GUARANTEED BY THE MECHANICAL SUBCONTRACTOR TO MEET AND\OR EXCEED THE FOLLOUING REQUIREMENTS: MAINTAIN 70°F INSIDE UHEN THE OUTSIDE TEMPERATURE IS 100°F AND MAINTAIN 70°F INSIDE UHEN THE OUTSIDE TEMPERATURE IS 0°F.

ALL HEATING LINES SHALL CONTAIN ANTIFREEZE.

LOCATE ATTIC MECHANICAL UNITS ON GALVANIZED DRIP PANS, DRAINED.

ALL DUCTS SHALL BE FIBERGLASS INSULATED TYPE (EXCEPT GALVANIZED UNDERSLAB DUCTUORK).

THE MECHANICAL SUBCONTRACTOR SHALL SUBMIT SHOP DRAUINGS TO THE BUILDER FOR APPROVAL PRIOR TO ANY EACH SYSTEM SHALL BE SEPARATE AND COMPLETE UITH EACH SYSTEM HAVING SUPPLEMENTAL STRIP HEAT.

CARRIER, TRANE, LENNOX, AND YORK ARE APPROVED MANUFACTURERS FOR THE MECHANICAL UNIT, ANY SUBSTITUTES MUST BE APPROVED IN URITING BY THE ARCHITECT OR OUNER.

ALL MECHANICAL UNITS IN ATTIC SHALL BE LOCATED IN SUCH MANNER THAT THEY SHALL NOT CAUSE AN OBSTRUCTION TO FUTURE ATTIC FLOORING.

PROVIDE THE PROPER FIRE RATED SEPARATION AT THE MECHANICAL ROOM\FURNACE, HVAC, HOT UATER, ETC. AS PER THE BUILDING CODE

PROVIDE BACKDRAFT DAMPER EXHAUST DUCTS TO BE MIN. Ø0.16 INCHES RIGID METAL, AMX HORIZT. LENGTH NOT TO EXCEED 25 FT. PROVIDE BOOSTER FAN IF GREATER THAN 25 FT.

BATHS & LAUNDRY TO BE PROVIDED UITH OPERABLE UINDOUS OR UITH LESS THAN 15 SF. OPENING SHALL BE MECHANICALLY VENTED TO EXTERIOR.

INTERMITTENT VENTILATION TO BE MIN. 50 CFM, CONTINUOUS VENTING TO BE MIN. 20 CFM.

ELECTRICAL NOTES

ALL OUTLETS, FIXTURES AND ALL OTHER ELECTRICAL UORK SHALL BE PLACED AND INSTALLED AS PER THE LATEST EDITION, THE LATEST EDITION OF THE N.E.C., NBFU, AND THE LOCAL UTILITY CO.

ELECTRICAL PANELS SHALL BE FULLY RECESSED AND HAVE ALL CIRCUITS CLEARLY LABELED.

A MINIMUM OF 10% % OF CIRCUITS SHALL BE FOR FUTURE USE FOR EACH PANEL USED.

TELEPHONE AND TELEVISION OUTLETS SHALL BE UIRED TO LOCAL PROVIDERS SPECIFICATIONS TO A POINT OF ENTRY APPROVED BY OUNER UNLESS SHOUN ON PLANS OTHERUISE.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE MECHANICAL EXHAUST FANS FOR ALL RANGES AND IN ALL LAUNDRY, TOILET, TUB AND SHOUER AREAS. ALL FAN FIXTURES SHALL BE SUITCHED SEPARATELY AND VENTED TO THE EXTERIOR.

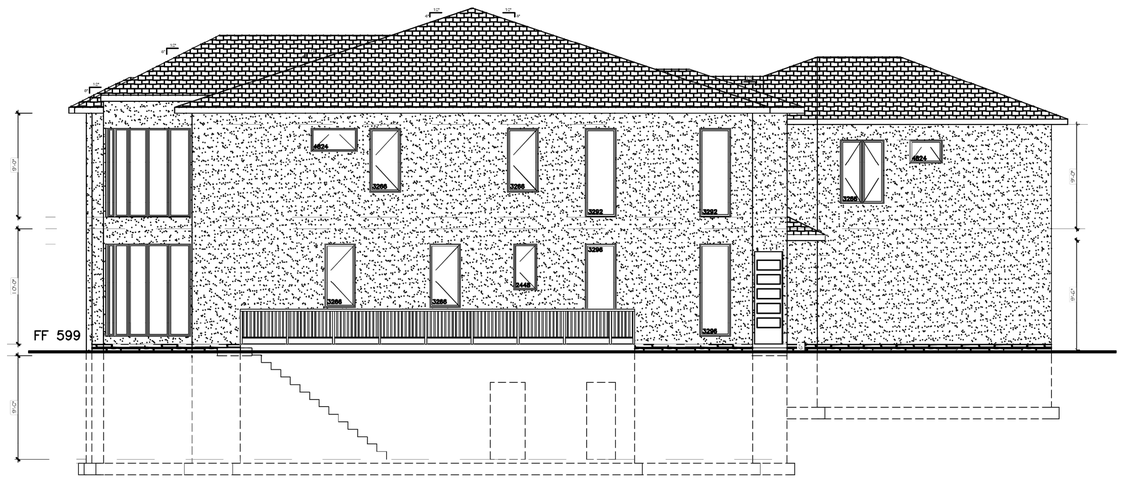
THE ELECTRICAL CONTRACTOR SHALL PROVIDE A SUITCH FOR THE DISHUASHER LOCATED IN SINK CAB.

ALL RECEPTACLES SHOUN ABOVE THE COUNTER SHALL HAVE THE BOT



FRONT-SOUTH ELEVATION

SCALE : 3/16" = 1'-0"



RIGHT-EAST ELEVATION

SCALE : 3/16" = 1'-0"

MECHANICAL NOTES

MECHANICAL VENTILATION SHALL MEET THE REQUIREMENTS OF SECTION M1505 OF THE 2025 NY STATE RESIDENTIAL CODES

TABLE M1505.4.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0 - 1	2 - 3	4 - 5	6 - 7	> 7
	AIRFLOW IN CFM				
< 1500	30	45	60	75	90
1501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR SI: 1 SQUARE FOOT = 0.0929 M2, 1 CUBIC FOOT PER MINUTE = 0.0004719 M3/S.

TABLE M1505.4.3(2) INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS. a, b

RUN-TIME PERCENTAGE IN EACH 4-HOUR	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1

a. FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.
b. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

M1505.4.4 LOCAL EXHAUST RATES.

LOCAL EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIR FLOW RATE DETERMINED IN ACCORDANCE WITH TABLE M1505.4.4

TABLE M1507.4 MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREAS TO BE EXHAUSTED	AREAS EXHAUST RATES
KITCHENS	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS / TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 10 CFM CONTINUOUS.

*ATTIC INSULATION / VENTILATION NOTE:

ATTIC INSULATION AND VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE NYS RESIDENTIAL CODE AND NYS ENERGY CONSERVATION CONSTRUCTION CODE. MECHANICAL VENTILATION SHALL BE PROVIDED USING PANASONIC MODEL FB-110LT (OR APPROVED EQUAL).

HABITABLE FLOOR AREA: 4,843' SF
TOTAL BUILDING FLOOR AREA: 7,754' SF

ATTIC INSULATION SHALL MEET OR EXCEED PRESCRIPTIVE REQUIREMENTS FOR CLIMATE ZONE 5A.
CONTINUOUS AIR BARRIER OR INSULATION INSTALLATION SHALL COMPLY WITH TABLE R402.4.1.1.

ALL PENETRATIONS, ACCESS OPENINGS, AND DROPPED SOFFITS SHALL BE SEALED.
VENTILATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND BALANCED AS REQUIRED.

PROVIDE ENERGY RECOVERY VENTILATOR (ERV) SYSTEM SIZED PER MANUFACTURER AND INSTALLED IN ACCORDANCE WITH NYS ENERGY CODE AND M1505. MECHANICAL VENTILATION TO BE BALANCED AND INTERLOCKED AS REQUIRED, SEE RES-CHECK (PROVIDED SEPARATELY) FOR MORE INFORMATION AND REQUIREMENTS.

WHOLE HOUSE MECHANICAL TO BE PROVIDED WITH A FANTECH-SHR HRV, WITH SHUT OFF SWITCH.

NOTES:

PROJECT DATA:

WALL LEGEND

ERIC KNUTE OSBORN ARCHITECT
50 YEARS' EXPERIENCE
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
(845) 629-7474

PROJECT
NEW RESIDENCE FOR
12 JEREMY LLC
LOT #5 JEREMY COURT
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

ELEVATIONS

START DATE: 10 MARCH 2026

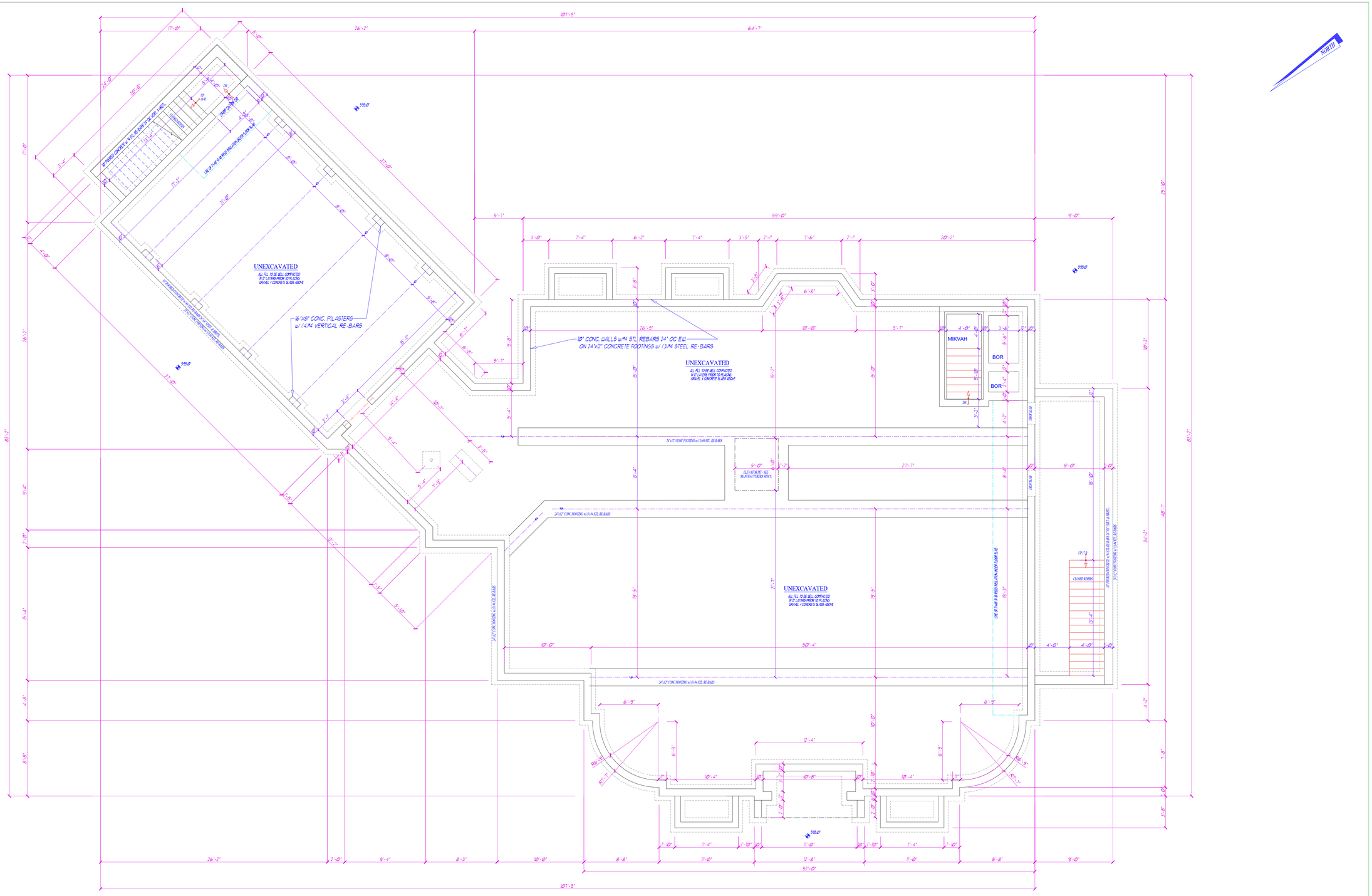
PROJECT # 2026-MA18-1
SCALE 3/16" = 1'-0"
DWG. No.
A-2

SEAL & SIGNATURE

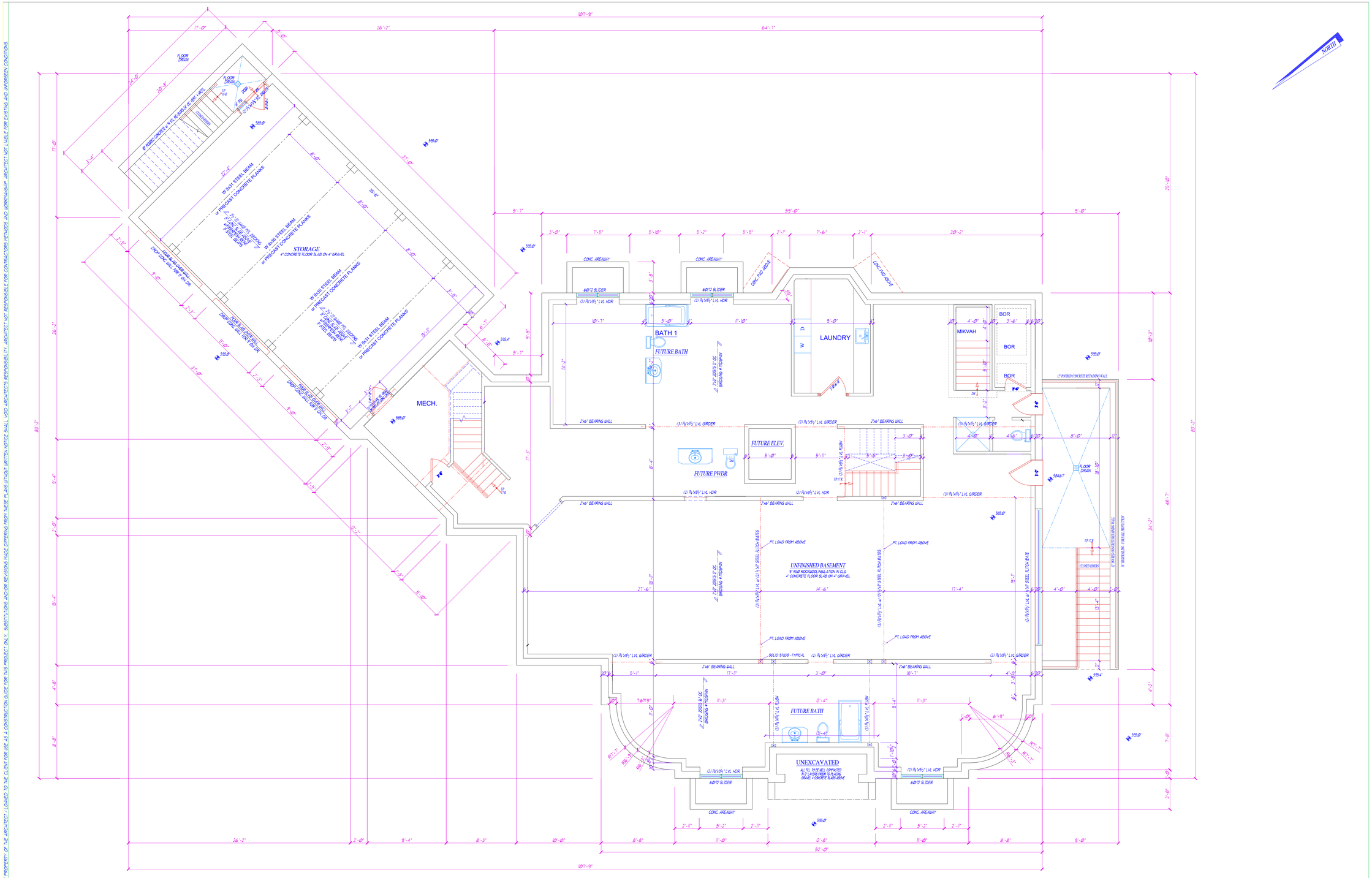
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3292
3292
3292
6096
5448
3296
3296
3296

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NOTES:	PROJECT DATA:	WALL LEGEND		ERIC KNUTE OSBORN ARCHITECT 50 YEARS' EXPERIENCE RESIDENTIAL - COMMERCIAL - ADDITIONS 58 BARNES ROAD WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474 EMAIL - EKOSBORNARCHITECT@GMAIL.COM (845) 629-7474	PROJECT NEW RESIDENCE FOR 12 JEREMY LLC LOT #5 JEREMY COURT VILLAGE OF WESLEY HILLS ROCKLAND COUNTY, NEW YORK	FOUNDATION PLAN DETAILS	START DATE: 10 MARCH 2026	PROJECT # 2026-MA18-1 SCALE 3/16" = 1'-0" DWG. No. A-4	SEAL & SIGNATURE REGISTERED ARCHITECT ERIC KNUTE OSBORN 021585 STATE OF NEW YORK



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NOTES:

PROJECT DATA:
BASEMENT AREA = 3,606 SQ. FT.
BSMNT. FLR AREA = 3,382 SQ. FT.
UNDER GARAGE AREA = 888 SQ. FT. EXT.
UNDER GARAGE AREA = 782 SQ. FT. INT.

WALL LEGEND

ERIC KNUTE OSBORN ARCHITECT
50 YEARS' EXPERIENCE
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
(845) 629-7474

PROJECT
NEW RESIDENCE FOR
12 JEREMY LLC
LOT #5 JEREMY COURT
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

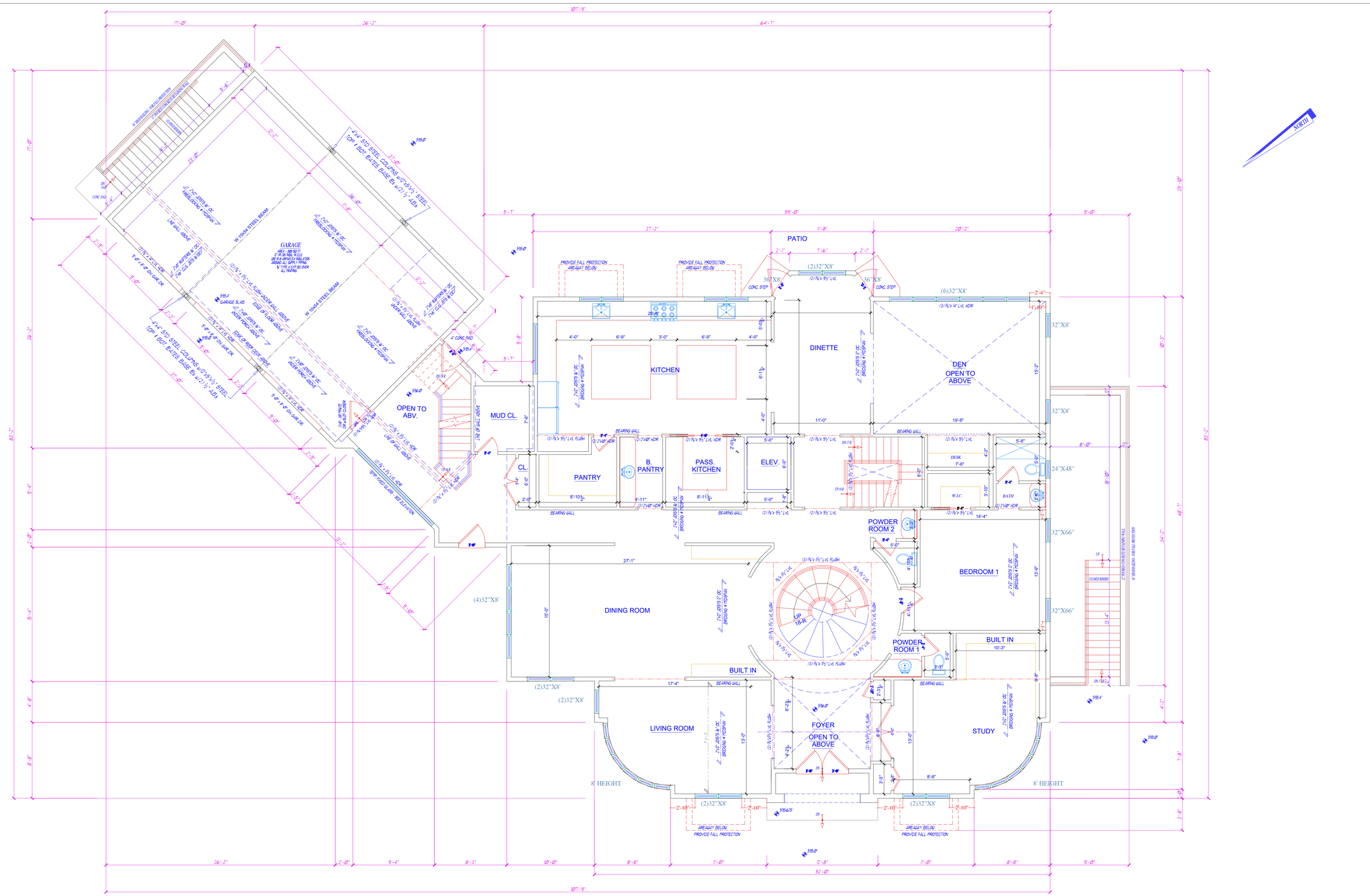
BASEMENT PLAN

START DATE: 10 MARCH 2026

PROJECT # 2026-MA18-1
SCALE 3/16" = 1'-0"
DWG. No. A-5

SEAL & SIGNATURE
REGISTERED ARCHITECT ERIC KNUTE OSBORN 021585 STATE OF NEW YORK

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NOTES:

PROJECT DATA:
MAIN FLOOR AREA = 3,606 SQ. FT.
GARAGE AREA = 888 SQ. FT.

WALL LEGEND

ERIC KNUTE OSBORN
ARCHITECT
50 YEARS' EXPERIENCE
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
(845) 629-7474

PROJECT
NEW RESIDENCE FOR
12 JEREMY LLC
LOT #5 JEREMY COURT
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

MAIN FLOOR PLAN

START DATE: 10 MARCH 2026

PROJECT # 2026-MA18-1
SCALE 3/16" = 1'-0"
DWG. No. A-6

SEAL & SIGNATURE
REGISTERED ARCHITECT ERIC KNUTE OSBORN 021583 STATE OF NEW YORK

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NORTH

GUEST ROOM 1
CL.
GUEST
W.I.C.
ROOF BELOW
ROOF DECK
SITING AREA
OPEN TO BELOW
ROOF BELOW
ROOF BELOW
ROOF BELOW

BALCONY OPTIONS
(4)32"x66"
24"x48"
5'X6'
32"x66"
(6)32"X7'8"
32"X7'8"
32"X7'8"
32"X66"
32"X66"
(2)32"X66"
(2)32"X78"
(2)32"X78"
24"x48"
7'8" HEIGHT
7'8" HEIGHT

MASTER BEDRM.
MASTER BATH
BENCH
OPEN TO BELOW
ELEV.
DN. 18-R
WET BAR
SITTING
LAUNDRY
BEDRM. 2
BATH 2
BEDRM. 3
BEDRM. 4
CL.
CL.
FOYER OPEN TO BELOW
DN. 18-R

ROOF TRUSSES @ 24" OC DESIGNED / ENGINEERED BY TRUSS MANUFACTURER

GIRDER TRUSS DESIGNED BY TRUSS MANUFACTURER

NOTES:	PROJECT DATA:	WALL LEGEND
	2ND FLOOR AREA = 3,606 SQ. FT. MINUS OPEN AREA = -532 SQ. FT. 2ND LIVING FLR AREA = 3,104 SQ. FT. GARAGE LOFT AREA = 630 SQ. FT.	

ERIC KNUTE OSBORN ARCHITECT
30 YEARS' EXPERIENCE
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
(845) 629-7474

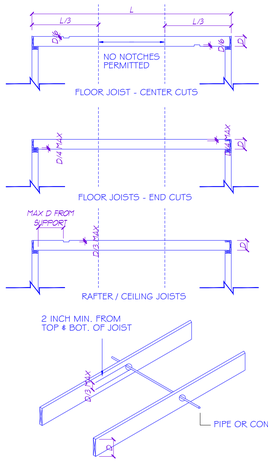
PROJECT
NEW RESIDENCE FOR
12 JEREMY LLC
LOT #5 JEREMY COURT
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

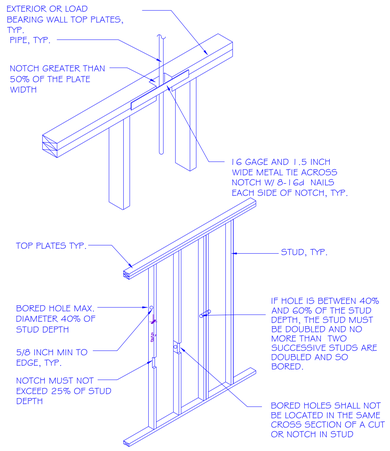
MAIN FLOOR PLAN

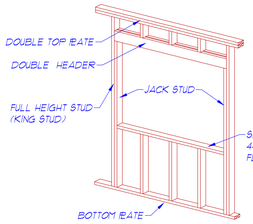
START DATE: 10 MARCH 2026

PROJECT # 2026-MA18-1
SCALE 3/16" = 1'-0"
DWG. No. A-7

SEAL & SIGNATURE
REGISTERED ARCHITECT ERIC KNUTE OSBORN 021582 STATE OF NEW YORK

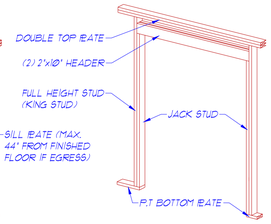






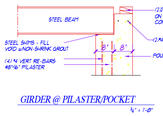
WINDOW OPENING DETAIL

NOT TO SCALE



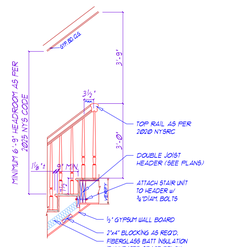
WINDOW OPENING DETAIL

NOT TO SCALE



GIRDER @ PILASTER/POCKET

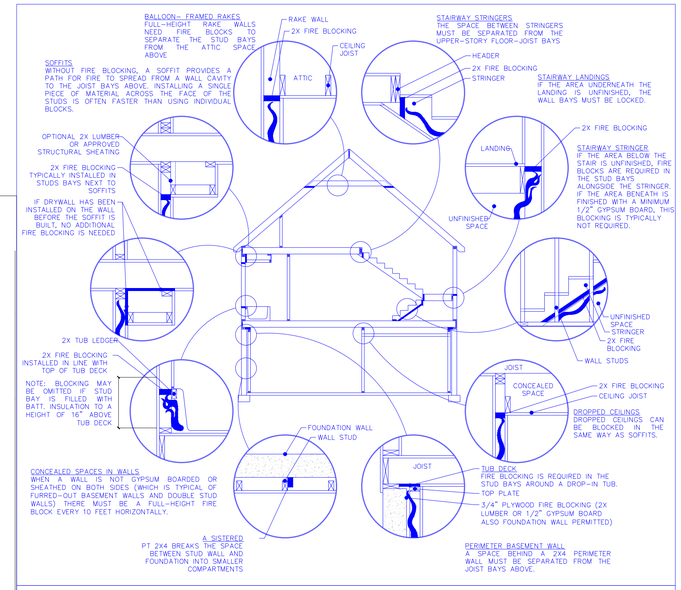
SCALE: 1/2"=1'-0"

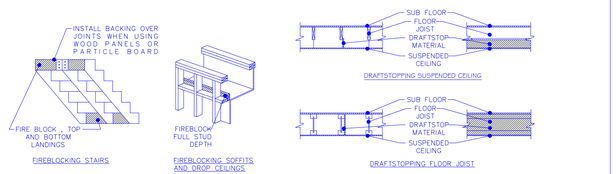


TYPICAL INT. STAIR DETAIL

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

NOTE:
INTERIOR STAIRWAY ILLUMINATION - PROVIDE A LIGHT SOURCE CAPABLE OF ILLUMINATING LANDINGS AND TREADS WITH A WALL SWITCH AT EACH FLOOR LEVEL.



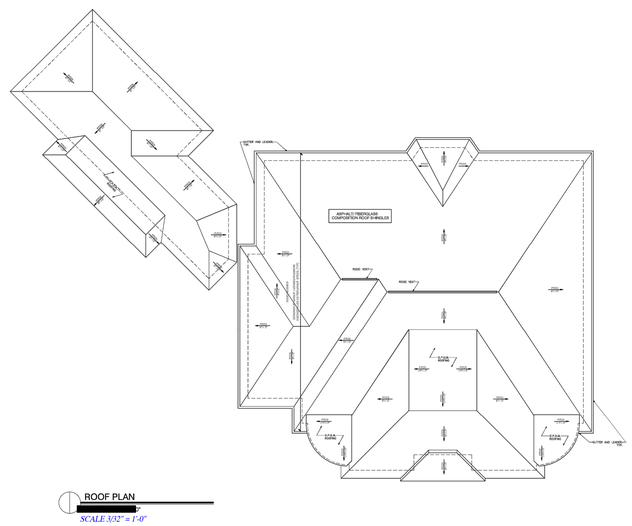


" FIREBLOCKS OCCUR IN WALLS AND DRAFTSTOPS OCCUR IN FLOOR/CEILING ASSEMBLIES"

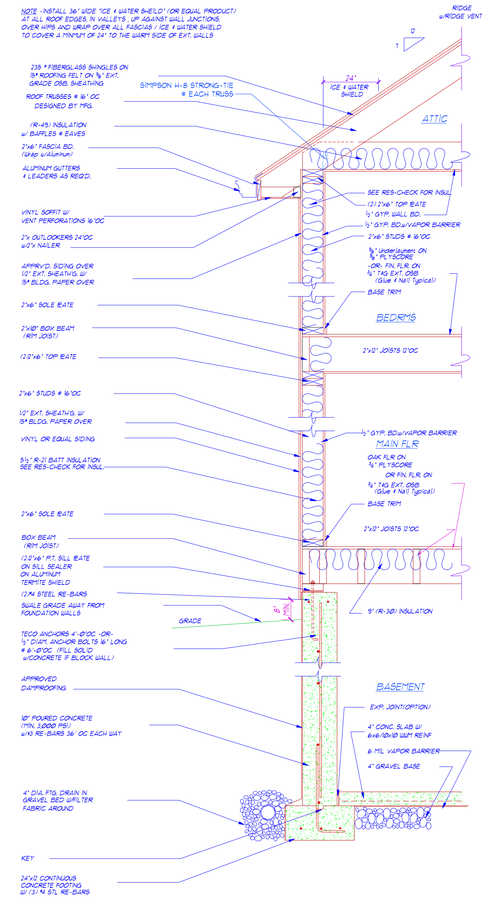
1. IN ANY CONCEALED WALL SPACES IF AN OPENING EXISTS THAT ALLOWS FIRE TO SPREAD FROM ONE STORY TO ANOTHER OR FROM A LOWER STORY INTO THE ATTIC. EX. OPENINGS FOR PLUMB PIPES, OPENINGS FOR ELECTRICAL WIRES AND CONDUIT, HVAC DUCT CHASES BETWEEN STORIES, LAUNDRY CHUTES AND OPENINGS AT THE TOPS OF FRAMED COLUMNS, NICHES AND ARCHES.
2. IN CONCEALED WALL SPACES AT EVERY CEILING AND FLOOR LEVEL.
3. WHERE CONCEALED VERTICAL AND HORIZONTAL WALL SPACES INTERSECT. EX. SOFFITS FOR KITCHEN CABINETS AND RECESSED VANITY LIGHTS, AND FOR DROP CEILINGS.
4. BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS.
5. AROUND CHIMNEYS AND FLUES WHERE THEY INTERSECT FRAMING AT FLOOR AND CEILING LEVELS.
6. IN CONCEALED WALL SPACES IF THE CONCEALED SPACE IS OPEN FOR MORE THAN (>) 10 FEET HORIZONTALLY. EX. A CONCEALED HORIZONTAL WALL SPACE INCLUDE SOME METHODS OF FRAMING LARGE ARCHED OPENINGS BETWEEN ROOMS, AND WALLS BUILT USING TWO ROWS OF STAGGERED STUDS.

COMMON FIREBLOCK MATERIALS INCLUDE 2-INCH (NOMINAL) THICK LUMBER OR TWO PIECES OF 1-INCH THICK LUMBER , 23/32-INCH THICK WOOD STRUCTURAL PANELS, 1/2"-INCH THICK DRYWALL, PROPERLY SECURED FIBERGLASS INSULATION AND APPROVED FIRE-RESISTANT CAULK. VERIFY THAT VISIBLE JOINTS BETWEEN PIECES OF FIREBLOCKING MATERIAL ARE STAGGERED AND THAT THE MATERIAL IS SECURED IN PLACE SO THAT IT WILL NOT SETTLE OUT OF POSITION OVER TIME. THE DAMAGE TO FIREBLOCKS AND DRAFTSTOPS SHOULD BE REPAIRED AND PENETRATIONS SUCH AS ELECTRICAL CABLES AND HVAC DUCTS SHOULD BE SEALED.

THE IRC, IN SECTION R302.12 REQUIRES INSTALLING DRAFTSTOPS WHEN USABLE SPACE EXISTS BOTH ABOVE AND BELOW THE FLOOR/CEILING ASSEMBLY AND WHEN THE OPEN AREA WITHIN THE CONCEALED FLOOR/CEILING ASSEMBLY EXCEEDS (>) 1,000 SQUARE FEET , THE DRAFTSTOPPED AREAS SHOULD BE APPROXIMATELY EQUAL IN SIZE. COMMON DRAFTSTOP MATERIALS INCLUDE ½-INCH THICK DRYWALL AND 3/8-INCH THICK WOOD STRUCTURAL PANELS.

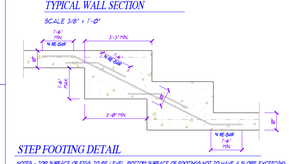


NOTE -INSTALL 36" WIDE "ICE & WATER SHIELD" (OR EQUAL PRODUCT) AT ALL ROOF EDGES, IN VALLEYS , UP AGAINST WALL JUNCTIONS, OVER HIPS AND UNDER OVER ALL FASCIAS / ICE & WATER SHIELD TO COVER A MINIMUM OF 24" TO THE WARM SIDE OF EXT. WALLS



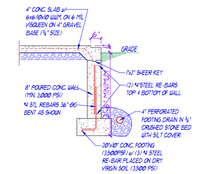
TYPICAL WALL SECTION

SCALE 3/8" = 1'-0"

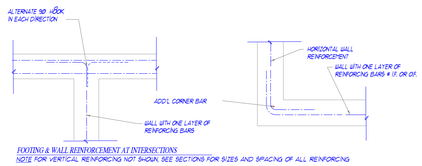


STEP FOOTING DETAIL

NOTES - TOP SURFACE OF FTGS. TO BE LEVEL, BOTTOM SURFACE OF FOOTINGS NOT TO HAVE A SLOPE EXCEEDING ONE VERTICAL UNIT IN 10 UNITS (MAX 10% SLOPE).
FOOTING'S INCHES OF CONCRETE COVERAGE AROUND ALL RE-BARS.



TYPICAL DETAIL @ GARAGE & BASEMENT DOOR OPENING



FOOTING & WALL REINFORCEMENT AT INTERSECTIONS
NOTE FOR VERTICAL REINFORCING NOT SHOWN, SEE SECTIONS FOR SIZES AND SPACING OF ALL REINFORCING
NOT TO SCALE

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NOTES:

PROJECT DATA:

WALL LEGEND

ERIC KNUTE OSBORN ARCHITECT
50 YEARS' EXPERIENCE
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992 - (845) 629-7474
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PROJECT
NEW RESIDENCE FOR
12 JEREMY LLC
LOT #5 JEREMY COURT
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

ROOF PLAN

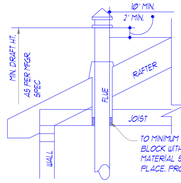
START DATE: 10 MARCH 2026

PROJECT # 2026-MA18-1

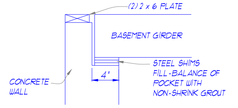
SCALE 3/16" = 1'-0"

DWG. No.
A-8

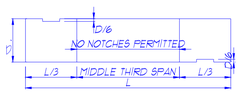
SEAL & SIGNATURE



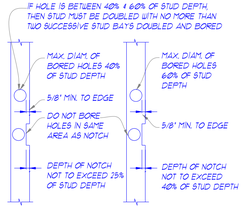
FIRE BLOCKING & CHIMNEY CLEARANCE



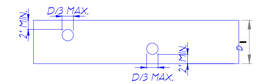
TYPICAL BEAM POCKET DETAIL



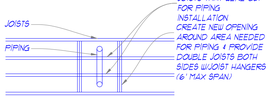
NOTCHING IN JOISTS



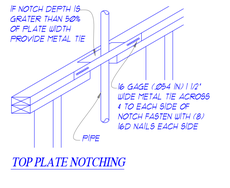
DRILLING & NOTCHING IN STUDS



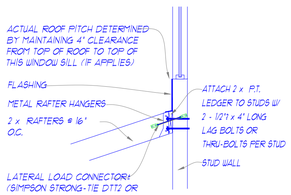
DRILLING IN JOISTS



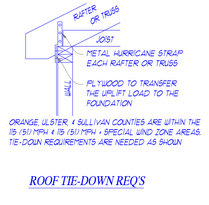
BOX - OUT/REPAIR PLAN



TOP PLATE NOTCHING



SHED ROOF CONNECTION DETAIL



ORANGE, ULSTER & SULLIVAN COUNTIES ARE WITHIN THE 115 (90) MPH & 115 (90) MPH + SPECIAL WIND ZONE AREAS. TIE-DOWN REQUIREMENTS ARE NEEDED AS SHOWN

ROOF TIE-DOWN REQ'S

FACTORY BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, SHALL BE TESTED IN ACCORDANCE WITH UL127.



FACTORY BUILT FIREPLACES

FIREPLACE NOTES

1) INSTALL NON-COMBUSTIBLE FIRE STOPS AT EACH FLOOR WALL OR CEILING THAT THE CHIMNEY PENETRATES.
2) REFER TO MANUFACTURER'S SPECS FOR ALL METAL SHIELDS AND HEARTH REQUIREMENTS.
3) ALL FIREPLACES TO BE UL LISTED.
4) FIREPLACE AND FLUE SHALL BE OF TYPE AS LISTED WITH AND APPROVED BY N.F.P.A.
5) EXTEND F.P. FLUE THRU ROOF AS NEEDED. FOR PROPER DRAFT, THE FLUE SHALL EXTEND AT LEAST 2 FOOT HIGHER THAN ANY COMBUSTIBLE WITHIN 10 FEET ON A HORIZANTAL PLANE.



GARAGE TO HOUSE 3/4 HOUR FIRE SEPARATION

ALL HVAC DUCTS, PLASTIC DRAIN AND VENT PIPES THAT ARE IN THE GARAGE OR PASS THRU GARAGE SHALL BE ENCLOSED WITH FRAMING AND FIRE CODE GYPSUM



SIDE-LOADED CONNECTION OF MULTIPLE PIECES OF LVL BEAMS

WATER-SUPPLY FIXTURE-UNIT FOR VARIOUS PLUMBING FIXTURES AND FIXTURE GROUPS

TYPES OF FIXTURES OR GROUP OF FIXTURES	WATER-SUPPLY FIXTURE-UNIT VALUE (W.S.F.U.)		
	HOT	COLD	COMBINED
BATHTUB (W/-W/O OVERHEAD SHOWER HEAD)	1.0	1.0	1.4
CLOTHES WASHER	1.0	1.0	1.4
DISHWASHER	1.4	---	1.4
HOSE BIBB (SILL COCK)	---	2.5	2.5
KITCHEN SINK	1.0	1.0	1.4
LAVATORY	0.5	0.5	0.7
LAUNDRY TUB	1.0	1.0	1.4
SHOWER STALL	1.0	1.0	1.4
WATER CLOSET (TANK TYPE)	---	2.2	2.2
FULL-BATH GROUP W/BATHTUB (W/-W/O SHOWER HEAD) OR SHOWER STALL	1.5	2.7	3.6
HALF-BATH GROUP (WATER CLOSET AND LAVATORY)	0.5	2.5	2.6
KITCHEN GROUP (DISHWASHER AND SINK W/-W/O GARBUGE GRINDER)	1.9	1.0	2.5
LAUNDRY GROUP (CLOTHES WASHER STANDPIPE AND LAUNDRY TUB)	1.8	1.8	2.5

MINIMUM PIPE INSULATION

PIPE SYSTEM TYPE	FLUID TEMPERATURE RANGE °F	PIPE SIZES					
		RUN OUTS UP TO 1"	1 AND LESS	1.25 TO 2"	2.5 TO 4"	5 TO 6"	8 & LARGER
HEATING SYSTEMS							
STEAM & HOT WATER							
LOW TEMPERATURE	106-200	1/2	1	1	1 1/2	1 1/2	1 1/2
COOLING SYSTEMS							
CHILLED WATER	40-55	1/2	1/2	3/4	1 1/2	1 1/2	1 1/2
REFRIGERANT 4 BRINE:	BELOW 40	1	1	1 1/2	1 1/2	1 1/2	1 1/2

PLUMBING & MISCELLANEOUS PIPING NOTES:

RUN PLUMBING 4 MISCELLANEOUS PIPING PARALLEL TO JOISTS WHENEVER POSSIBLE. IF NOT POSSIBLE, AND IF THE SHOWN DIAGRAMS FOR NOTCHING 4 HOLES CANNOT BE MET, FOLLOW TYPICAL BOX - OUT / REPAIR PLAN SHOWN ON THIS DRAWING.

FIRE BLOCKING NOTES:

FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL VERTICAL AND HORIZONTAL DRAFT OPENINGS BETWEEN ALL STORIES AND BETWEEN TOP STORY AND ROOF SPACE. IN ADDITION PROVIDE FIRE BLOCKING AS FOLLOWS:

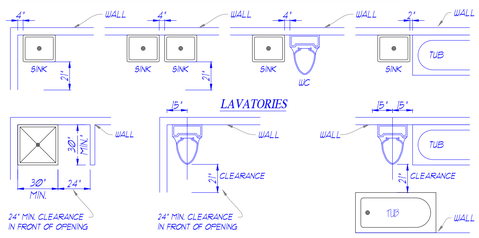
1) IN STUD SPACES NOT TO EXCEED 10 FEET, BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING IN WALLS USING PARALLEL ROWS OF STUDS.
2) AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2"TK. GYPSUM BOARD.
4) AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5) CHIMNEYS AND FIREPLACES SHALL BE FIRE BLOCKING AS PER DETAIL AND NOTES ON THIS DRAWING.

FIRE STOPPING NOTES:

PIPE 4 DUCT PENETRATIONS THROUGH FLOORS SHALL BE FIRE STOPPED WITH CHALK MEETING ASTM RATING 136 OR SHALL BE FILLED WITH NON COMBUSTIBLE THERMFIBER SAFETY INSULATION.

GENERAL GIRDER NOTE:

ALL JOINTS IN GIRDER MUST FALL OVER A SUPPORT COLUMN OR WALL

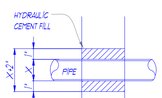


MINIMUM PLUMBING FIXTURE CLEARANCES

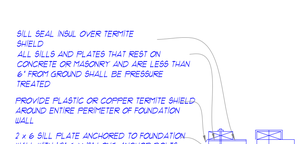
A. FOR A CONTINUOUS OR SEMI-CONTINUOUS FLOW INTO A DRAINAGE SYSTEM, SUCH AS FROM A PUMP OR SIMILAR DEVICE, 1.5 FIXTURE UNITS SHALL BE ALLOWED PER GPM OF FLOW. FOR A FIXTURE NOT LISTED USE THE HIGHEST D.F.U. VALUE FOR A SIMILAR LISTED FIXTURE.

B. A FLOOR DRAIN ITSELF ADDS NO HYDRAULIC LOAD, HOWEVER WHERE USED AS A RECEPTOR, THE FIXTURE UNIT VALUE OF THE FIXTURE DISCHARGE INTO RECEPTOR SHALL BE APPLICABLE.

C. ADD 1 D.F.U. FOR EACH ADDITIONAL RILL BATH.



TYPICAL MAS. WALL SLEEVE

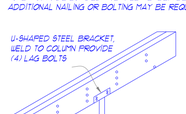


TYPICAL FOUNDATION SILL PLATE

TOP-LOADED CONNECTION OF MULTIPLE PIECES OF LVL BEAMS

1 3/4" WIDTH PIECES
- MINIMUM OF 2 ROWS OF 16D NAILS @ 12" O.C.
- MINIMUM OF 3 ROWS OF 16D NAILS @ 12" O.C. FOR 14", 16" AND 18" BEAMS

NOTE: FOR SIDE LOADED MULTIPLE MEMBER BEAMS, ADDITIONAL NAILING OR BOLTING MAY BE REQUIRED



THE FOLLOWING SPAN TABLES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL ADHERE TO THE SPANS AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

FLOOR JOIST SPAN TABLE (SLEEPING AREAS 30 PSF LIVE LOAD)

		MAX. JOIST SPANS @ 25# DEAD LOAD			
SPACING	SPECIES 4 GRADE	2 X 6	2 X 8	2 X 10	2 X 12
12" O.C.	SPRUCE/PINE/FIR # 2	11'-3"	14'-11"	18'-0"	23'-0"
16" O.C.	SPRUCE/PINE/FIR # 2	10'-3"	13'-6"	17'-2"	19'-11"
19.2" O.C.	SPRUCE/PINE/FIR # 2	9'-8"	12'-9"	15'-8"	18'-3"
24" O.C.	SPRUCE/PINE/FIR # 2	8'-11"	11'-6"	14'-1"	16'-3"

FLOOR JOIST SPAN TABLE (LIVING AREAS 40 PSF LIVE LOAD)

		MAX. JOIST SPANS @ 10# DEAD LOAD			
SPACING	SPECIES 4 GRADE	2 X 6	2 X 8	2 X 10	2 X 12
12" O.C.	SPRUCE/PINE/FIR # 2	10'-3"	13'-6"	17'-3"	20'-7"
16" O.C.	SPRUCE/PINE/FIR # 2	9'-4"	12'-3"	15'-5"	17'-10"
19.2" O.C.	SPRUCE/PINE/FIR # 2	8'-9"	11'-6"	14'-1"	16'-3"
24" O.C.	SPRUCE/PINE/FIR # 2	8'-1"	10'-3"	13'-0"	15'-1"

CEILING JOIST SPAN TABLE (ATTICS WITHOUT STORAGE)

		MAX. JOIST SPANS @ 5 PSF DEAD LOAD			
SPACING	SPECIES 4 GRADE	2 X 4	2 X 6	2 X 8	2 X 10
12" O.C.	SPRUCE/PINE/FIR # 2	11'-10"	18'-8"	24'-1"	A
16" O.C.	SPRUCE/PINE/FIR # 2	10'-9"	16'-11"	22'-4"	A
19.2" O.C.	SPRUCE/PINE/FIR # 2	9'-7"	15'-11"	21'-0"	25'-10"
24" O.C.	SPRUCE/PINE/FIR # 2	9'-5"	14'-9"	18'-9"	22'-11"

A. CHECK SOURCES FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THEN 20'

CEILING JOIST SPAN TABLE (ATTICS WITH LIMITED STORAGE)

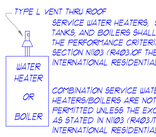
		MAX. JOIST SPANS @ 15# DEAD LOAD			
SPACING	SPECIES 4 GRADE	2 X 4	2 X 6	2 X 8	2 X 10
12" O.C.	SPRUCE/PINE/FIR # 2	9'-5"	14'-9"	18'-9"	22'-11"
16" O.C.	SPRUCE/PINE/FIR # 2	8'-1"	12'-9"	16'-3"	19'-10"
19.2" O.C.	SPRUCE/PINE/FIR # 2	8'-0"	11'-8"	14'-10"	18'-2"
24" O.C.	SPRUCE/PINE/FIR # 2	7'-2"	10'-6"	13'-3"	16'-3"

RAFTER SPAN TABLE (GROUND SNOW LOAD = 50 PSF OR LESS) CEILING ATTACHED TO RAFTERS

		MAX RAFTER SPANS @ 10# PSF DEAD LOAD				
SPACING	SPECIES 4 GRADE	2 X 4	2 X 6	2 X 8	2 X 10	2 X 12
12" O.C.	SPRUCE/PINE/FIR # 2	6'-11"	10'-11"	14'-3"	17'-5"	20'-2"
16" O.C.	SPRUCE/PINE/FIR # 2	6'-4"	9'-9"	12'-4"	15'-1"	17'-6"
19.2" O.C.	SPRUCE/PINE/FIR # 2	5'-11"	8'-11"	11'-3"	13'-9"	15'-11"
24" O.C.	SPRUCE/PINE/FIR # 2	5'-5"	7'-11"	10'-1"	12'-4"	14'-3"

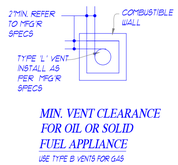
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
GARAGE ON GRADE	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS 4 HANDRAILS	200



SERVICE WATER HEATING

WATER HEATERS WITH VERTICAL PIPE RISERS SHALL HAVE A HEAT TRAP ON BOTH THE INLET AND OUTLET OF THE HEATER UNLESS AN INTEGRAL HEAT TRAP IS PART OF THE CIRCULATING SYSTEM



MIN. VENT CLEARANCE FOR OIL OR SOLID FUEL APPLIANCE

USE TYPE B VENTS FOR GAS APPLIANCES

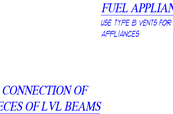


DECK ATTACHMENT FOR LATERAL LOADS

MUST MEET CODE: TABLE R507.2.1 OF 2010 RESIDENTIAL CODE OF NYS

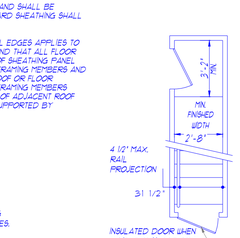
GUARD REQUIREMENTS

DECKS LESS THAN 30" ABOVE GRADE ARE NOT REQUIRED TO HAVE A GUARD; HOWEVER, IF ONE IS INSTALLED IT MUST MEET THESE REQUIREMENTS. ALL GUARDS SHALL BE CONSTRUCTED IN STRICT CONFORMANCE WITH FIGURES HEREIN; ANY DEVIATIONS REQUIRE A PLAN SUBMISSION.

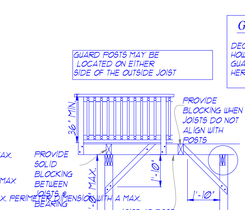


MIN. STAIR CLEARANCES

TYPICAL INTERIOR STAIR DETAIL

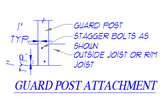


TYPICAL EXTERIOR STAIR DETAIL



BRACING PERPENDICULAR TO BEAM

BRACING PARALLEL TO BEAM



GUARD POST ATTACHMENT DETAIL

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 602.3 (1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER 4 TYPE FASTENER (A, B, C, D)	SPACING
1. JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	
2. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d OR 2 STAPLES 1 3/4	
3. 1" SUBFLOOR TO JOIST OR GIRDER BLIND AND FACE NAIL	3-8d	
4. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
5. TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	
6. STUD TO SOLE PLATE	3-8d OR 2-16d	
7. DOUBLE STUDS, FACE NAIL	10d	24" O.C.
8. DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
9. SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d	16" O.C.
10. DOUBLE TOP PLATES, MIN. 48" OFFSET OF END JOINTS FACE NAILED IN LAPPED AREAS	8-16d	
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-16d	
12. RIM JOIST TO TOP PLATE, TOENAIL	8d	6" O.C.
13. TOP PLATES, LAPS AT CORNERS & INTERSECTIONS, FACE NAIL	2-10d	
14. BUILT UP HEADER, TWO PIECES W/ 1/2" SPACERS	16d	16" O.C. ALONG EA. EDGE
15. CONTINUOUS HEADER, TWO PIECES	16d	16" O.C. ALONG EA. EDGE
16. CEILING JOISTS TO PLATE, TOE NAIL	3-8d	
17. CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d	
18. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-10d	
19. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-10d	
20. RAFTERS TO PLATE, TOE NAIL	3-10d OR 3 STAPLES	
21. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d OR 2 STAPLES 1 3/4	
22. 1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d OR 2 STAPLES 1 3/4	
23. 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d OR 3 STAPLES 1 3/4	
24. WIDER THEN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d OR 4 STAPLES 1 3/4	
25. BUILT-UP CORNER STUDS	10d	24" O.C.
26. BUILT-UP GIRDER AND BEAMS 2 INCH LUMBER LAYERS	NAIL EA. LAYERS 32" OC @ TOP & BOTTOM & STAGGERED. TWO NAILS @ ENDS & EA. SPLICE	
27. 2" PLANKS	2-16d AT EACH BEARING	
28. ROOF RAFTERS TO RIDGE, VALLEYS, OR HIP RAFTERS	TOE NAIL 4-16d FACE NAIL 3-16d	
29. RAFTER TIES TO RAFTERS FACE	3-8d	

FOOTNOTES TO FASTENER SCHEDULE

A. ALL NAILS ARE SMOOTH COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS FOLLOWS: 80 KSI (551 Mpa) FOR SHANK DIAMETER OF .0192" (10d COMMON NAIL (90 KSI (620 Mpa) FOR SHANK DIAMETERS LARGER THAN .0142" BUT NOT LARGER THAN .0177", AND 100 KSI (689 Mpa) FOR SHANK DIAMETERS OF .0142" OR LESS.

B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16" ON DIAMETER CROWN WIDTH.

C. NAILS SHALL BE SPACED AT NOT MORE THAN 6" O.C. AT ALL SUPPORTS WHERE SPANS ARE 48" OR GREATER.

D. 4' X 8' OR 4' X 9' PANELS SHALL BE APPLIED VERTICALLY.

E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3 (1).

F. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GRATER, 8d DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITH 48" DISTANCE FROM GABLE END WALLS. IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM.

G. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6" O.C. WHEN BASIC WIND SPEED IS GREATER THEN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" O.C. FOR MAXIMUM OF 48" DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS AND 4" O.C. TO GABLE END WALL FRAMING.

H. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.

I. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND THAT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PLANE PERIMETERS. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS SHALL NOT BE REQUIRED, EXCEPT AT INTERSECTION OF ADJACENT ROOF PLANES. FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

WOOD STRUCTURAL PANELS SUBFLOOR ROOF AND WALL SHEATING TO FRAMING, AND PARTICLEBOARD WALL SHEATHING TO FRAMING

5/16" - 1/2"	6d COMMON NAIL (SUBFLOOR WALL) 8d COMMON NAIL (ROOF)	6	12 g
19/32" - 1"	8d COMMON NAIL	6	12 g
1 1/8" - 1 1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12
1/2" REGULAR CELLULOSE FIBERBOARD SHEATHING	1 1/2" GALV. ROOF NAIL 6d COMMON NAIL STAPLE 16 GA, 1 1/2" LONG	3	6
1/2" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	1 1/2" GALV. ROOF NAIL 8d COMMON NAIL STAPLE 16 GA, 1 1/2" LONG	3	6
25/32" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	1 3/4" GALV. ROOF NAIL, 8d COMMON NAIL STAPLE 16 GA, 1 3/4" LONG	3	6
1/2" GYPSUM SHEATHING	1 1/2" GALV. ROOF NAIL, 6d COMMON NAIL STAPLE GALV., 1 1/2" LONG, 1 1/4" SCREUS TYPE W OR S	4	8
5/8" GYPSUM SHEATHING	1 3/4" GALV. ROOF NAIL, 8d COMMON NAIL STAPLE GALV., 1 5/8" LONG, 1 5/8" SCREUS TYPE W OR S	4	8

WOOD STRUCTURAL PANELS COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING

3/4" AND LESS	6d DEFORMED NAIL OR 8d COMMON NAIL, 8d COMMON NAIL (ROOF)	6	12
7/8" - 1"	8d COMMON NAIL OR 8d DEFORMED NAIL	6	12
1 1/8" - 1 1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL	6	12

THE FOLLOWING SPAN TABLES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. CONTRACTORSHALL ADHERE TO SPANS AS SHOWN ON PLANS UNLESS NOTED OTHERWISE.

GIRDER SPANS 4 HEADER SPANS FOR INTERIOR BEARING WALLS

MAXIMUM HEADER SPANS FOR DOUG FIR-LARCH, HEM-FIR, SOUTHERN PINE, AND SPRUCE-PINE-FIR

HEADERS 4 GIRDERS SUPPORTING		BUILDING WIDTH (FEET)					
		20		28		36	
	SIZE	SPAN	NJ	SPAN	NJ	SPAN	NJ
ONE FLOOR ONLY	2 - 2 X 4	3-1	1	2-8	1	2-5	1
	2 - 2 X 6	4-6	1	3-11	1	3-6	2
	2 - 2 X 8	5-9	1	5-0	2	4-5	2
	2 - 2 X 10	7-0	2	6-1	2	5-5	2
	2 - 2 X 12	8-1	2	7-0	2	6-3	2
	3 - 2 X 4	3-7	1	3-1	1	2-9	1
	3 - 2 X 6	5-3	1	4-7	2	4-1	2
	3 - 2 X 8	6-10	2	5-11	2	5-3	2
	3 - 2 X 10	8-5	2	7-3	2	6-5	2
	3 -

NELSON POPE VOORHIS
environmental • land use • planning

MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: William Brady, AICP
Gerard Chesterman, Planner

DATE: June 22, 2025

RE: 12 Jeremy Court Architectural Review
Applicant: Kamran Amona
Owner: 12 Jermey LLC
SBL: 32.19-2-4.5; R-50 Zoning District

cc: Stephanie Caputo, Planning Board Secretary
Bruce Minsky, Esq., Planning Board Attorney
Alena Guckian, P.E., Village Engineer
John Layne, Building Inspector
Kamran Amona, Applicant

Items Reviewed for this Memorandum

- Checklist for Plot Plan, prepared by Atzl, Nasher & Zigler P.C., dated April 30, 2026.
- Architectural Review Application Package, unsigned, undated.
- Short Environmental Assessment Form Part 1, prepared and signed by Kamran Amona, dated May 19, 2026.
- Project Narrative, prepared and signed by Kamran Amona, dated May 18, 2026
- Site Plan Lot 5, prepared, signed and stamped by Ryan A. Nasher, P.E. and John R. Atzl P.L.S. of Atlz, Nasher and Zigler P.C., dated April 30, 2026
- Architectural Plans and Elevations, prepared and stamped by Eric Knute Osborn, dated March 10, 2026:
    - DWG. No. A-1 / Title Sheet and General Notes
    - DWG. No. A-2 / Elevations
    - DWG. No. A-3 / Elevations
    - DWG. No. A-4 / Foundation Plan Details
    - DWG. No. A-5 / Basement Plan
    - DWG. No. A-6 / Main Floor Plan
    - DWG. No. A-7 / Main Floor Plan
    - DWG. No. A-8 / Roof Plan
    - DWG. No. A-9 / Standard Details

Project Summary

Kamran Amona ("the Applicant") is seeking architectural approval to construct a single-family home at 12 Jeremy Court. The two-story home has a proposed total square footage of 7,814, on a lot that is 46,486 SF, and is located on the southeast side of Jeremy Court. The home is being constructed on a lot that was a part of the AMS Subdivision (also known as "15 Terrace"), so ARB review is required by §230-36.E.(5). The SBL number of the full parcel prior to subdivision is 32.19-2-4.

Submission Comments

1. Please submit these required additional items, per §230-36.E(5)(a): a rendering of the home's exterior, colors and samples of exterior siding, window trims, and roofing materials, and landscaping designs to be used (with manufacturers' pictures if available).

Architectural Review Comments

2. A public hearing is required as per Village Code §230-36.E(5)(c). The Planning Board may wish to schedule a public hearing if it finds the application to be complete enough.

3. As per the Village Code §230-36.E(5)(e)[1] and [2], no proposed construction should be excessively similar or dissimilar in relation to the surrounding existing structures within 500 feet. The proposed home is larger than homes in the surrounding neighborhood, with the portion of the house with the three car garage connected by a one-story connection (see photographs from Google Maps of nearby homes below).

12 Jermey Court



23 Powder Horn Drive



21 Powder Horn Drive



20 Power Horn Drive



19 Powder Horn Drive



18 Powder Horn Drive



16 Powder Horn Drive



Planning Comments

4. We recommend that the Board receive and consider a rendering of the proposed home, along with the colors and samples of exterior siding, window trims, and roofing materials, and landscaping designs to be used (with manufacturers' pictures if available). The extension of the home with the three car garage is set at an angle to the main house, which reduces the volume of the house facing Jeremy Court.

However, the Board should consider whether the home is exceedingly dissimilar to those in the area due to its large size and the proposed materials used.

SEQR/GML Comments

5. GML review will not be required for this application, as the County does not review ARB applications.
6. This can be classified as a Type II action as per SEQR §617.5(25), as "official acts of ministerial nature involving no exercise of discretion, including building permits and historic preservation permits where issuance is predicated solely on the applicant's compliance or noncompliance with the relevant local building or preservation codes."

CIVIL DESIGN WORKS LLC

Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

CHECKLIST FOR PLOT PLAN – NEW DWELLING

Property Address:	12 Jeremy Court	Block & Lot:	32.19-2-4.5
Plan Prepared By:	Atzl, Nasher & Zigler P.C.	Plan Date/Rev:	April 30, 2026
Reviewed By:	Alena Guckian	Review Date:	June 4, 2026
Permit Number:		Name on Permit:	

OK	Req'd	N/A		
✔			1.	Provide tax lot, block number, and street address.
✔			2.	Filed map reference, including name of subdivision.
✔			3.	Metes and bounds of all property lines and widths of rights of way to be shown.
	✔		4.	Existing and proposed contours to be shown (including swales).
✔			5.	Highest point on swale to be minimum of one (1) foot below the grade around foundation, swale to have a minimum slope of 1.5%.
✔			6.	Proposed dwelling to be shown. (Include any existing structures to be removed or remain.
✔			7.	Elevations of all corners of proposed dwelling.
✔			8.	Finish floor, basement and/or garage floor elevations to be shown.
✔			9.	Driveway location, material and slope to be shown. (Maximum slope of 12%).
	✔		10.	Footing drain location and invert to be shown.
✔			11.	Roof leader location and invert to be shown.
✔			12.	House water service connection to be shown.
✔			13.	House sewer location, material, inverts, size, and clean-outs to be shown.
✔			14.	Pertinent utilities to be shown, including electrical, cable and telephone house connections.
✔			15.	Bulk table with two (2) rows, Required and Proposed.
✔			16.	Impervious surface ratios and building coverage to be provided.
	✔		17.	If the proposed impervious surface ratio is less than or equal to the impervious surface ratio allowed per zoning requirements, drainage design for the 25-year, 24-hour storm to be provided for the increase in impervious coverage. If the proposed impervious surface ratio is greater than the impervious surface ratio allowed per zoning requirements, drainage design for the 100-year, 24-hour storm is to be provided for the increase in impervious coverage.
		✔	18.	Location of wetlands, bodies of water, or steep slopes where applicable.
	✔		19.	Proposed erosion control methods to be shown.

☑	☐	☐	20.	Clearing limit line.
☐	☐	☑	21.	Copies of approved septic system and/or well design to be provided where applicable.
☐	☐	☑	22.	If original approval for subdivision was under Town of Ramapo jurisdiction, provide copies of approved Plat, Site Plan and Construction Plan.
☐	☐	☑	23.	Rockland County Highway Department and/or NYSDOT driveway permit to be provided where applicable.

Additional Comments:

Please review proposed grading and coordinate proposed contours with existing topography. No grading in the ROW in the areas of installed walking path will be permitted.

Proposed impervious coverage (7,814 SF) exceeds impervious coverage approved as a part of the subdivision for this lot (7,495 SF). Please provide drainage system for additional proposed impervious coverage.

Architectural plan indicated proposed patio on rear of the house. Please coordinate and show patio on the plot plan.

Please revise proposed driveway to meet requirements of §230-34.D(2): Driveways shall have a maximum slope of 3% for 20 feet from the edge of the curb.

The Applicant will be required to submit NOI with NYS DEC to transfer GP-0-25-001 coverage for this lot prior to issuance of a Building Permit.

Please include the required Stormwater Notes and Stormwater Design/Installation Municipal Acceptance block.

Alena Guckian

Digitally signed by Alena Guckian
DN: C=US, E=aguckian@civildesignworks.com, O=Civil Design Works, CN=Alena Guckian
Date: 2026.06.04 16:59:34-04'00'

VILLAGE OF WESLEY HILLS

432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

APPLICATION FOR WETLANDS PERMIT

NAME OF APPLICANT KIM THOMAS SIPPEL- ARCHITECT PHONE 917-301-4947

ADDRESS 352 MILAN HILL ROAD, RED HOOK, NY 12571

PROJECT NAME WOLCHOK RESIDENCE TAX LOT # 41.13-1-17

LOCATION 11 CAMBERRA DRIVE, WESLEY HILLS, NY 10901

DESCRIBE THE SPECIFIC PURPOSE, NATURE AND SCOPE OF THE ACTIVITY PROPOSED.

NARRATIVE ATTACHED FROM STEVE SPARACO OF SPARACO & YOUNGBLOOD, PLLC DATED 5/26/2026.

PLEASE NOTE MINIMAL ADDITIONS AND DECK RENOVATIONS ARE PROPOSED TO THE EXISTING RESIDENCE WITHIN THE WETLANDS BUFFER.

ALSO ATTACHED ARE "NO JURISDICTION - FRESHWATER WETLANDS" LETTERS FROM THE NYS DEPT. OF ENVIRONMENTAL CONSERVATION DATED 2/18/26.

(Attach a separate piece of paper if necessary)

"Permission is hereby granted to the Village of Wesley Hills, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession."

SUBMIT THE FOLLOWING:

1) A MAP SHOWING THE AREA OF WETLAND, WATER BODY OR WATERCOURSE DIRECTLY AFFECTED.

2) A TOPOGRAPHICAL AND PERIMETER SURVEY, HYDROLOGICIAL COMPUTATION, ENGINEERING STUDIES AND OTHER FACTUAL OR SCIENTIFIC DATA AND REPORTS AS DEEMED NECESSARY BY THE PLANNING BOARD TO PERMIT IT TO ARRIVE AT A PROPER DETERMINATION.

3) FEE(S): $100 for first 1,000 square feet of affected area, plus $50 for each additional 1,000 square feet of affected area (as determined by Village Engineer), plus actual publication cost.

SIGNATURE (APPLICANT OR AGENT) 5/26/2026 DATE

SPARACO & YOUNGBLOOD, PLLC
*CIVIL ENGINEERING * LAND SURVEYING * SITE PLANNING*
P.O. Box #818; 18 N. Main Street Harriman, N.Y. 10926
(845) 782-8543 Fax (845) 782-5901
sparaco.steve@selsny.com
wdyls1@gmail.com

May 26, 2026

Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952

Attn: Stuart Strow, P.E.

Re: 9 & 11 Camberra Drive, NY –Drainage Report (YB #4660)
Section 41.13, Block 1, Lots #16 & 17

Dear Mr. Strow:

We have prepared an hydrologic analysis of the 2.77-acre 9 & 11 Camberra Drive project located in the Village of Wesley Hills, Town of Ramapo, NY.

The applicant owns both parcels and is proposing to partially demolish the existing building and driveway at 11 Camberra Drive on site in favor of construction of a new 5,958 sf structure (footprint) and to add a circular paved driveway with pervious paver roundabout connected to a paved extension of the existing macadam drive at 9 Camberra Drive. The pervious paver drive will also extend from the roundabout to the 11 Camberra Drive driveway apron and parking area. The pervious pavers will stop 10 feet from the building and a paved driveway from that point to the building will be utilized. Applicant may utilize non-pervious pavers in lieu of pavement if desired at time of construction, subject to approval by the Village Engineer/Building Inspector.

We have determined that drainage on this site generally drains from North and East to South and West toward to the municipal drainage system in Camberra Drive (Study Point #1) where runoff is collected in a 36-inch RCP draining South and West in Camberra Drive.

We have reviewed the Rockland County Soil Survey conditions for this area and also performed deep hole and percolation testing and it appears that the soils where the drainage systems will be located will be amenable to underground infiltration system designs.

The applicant is proposing to utilize pervious pavers on site to take runoff from the new building and most of the new paved areas proposed on 9 and 11 Camberra Drive which will be directed to the stone subbase for the combined 3,220 sf of proposed pervious pavers on site. We have determined that this area will require a 24-inch thick crushed stone subbase to store up to the 100-year design runoff. For our analysis purposes, we have assumed that the pervious pavers all work in unison and have used a bench elevation in our models, though the elevation varies on site, the 24-inch thick membrane is consistent. A soil percolation rate of 14 minutes was utilized in our Hec-1 models to evaluate the 24-inch thick subbase volume and a void ratio of 0.4 was applied to this volume and evaluated in our Hec-1 model.

Our analysis includes storms ranging from the 1-year to the 100-year design. Design frequencies were based upon Extreme Precipitation tables for the Northeast (reference: www.precip.eas.cornell.edu.com) for this site location.

Refer to the Summary Table below for a comparison of Existing and Developed Conditions Discharges from the site.

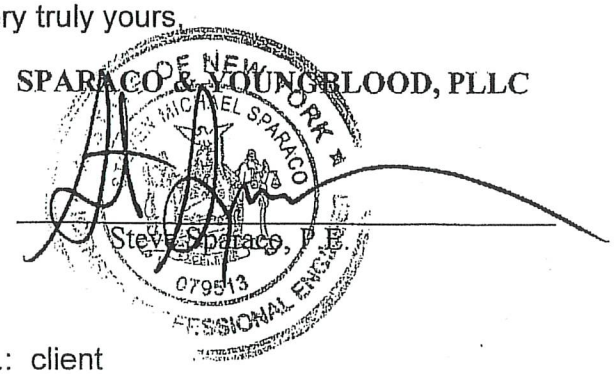
Summary Table # 1 – 9 & 11 Camberra Drive Discharges just offsite to the South and West (Pt. #1) for Existing and Developed Conditions:

	Storm Frequency (in years)					
Conditions	**1**	**2**	**5**	**10**	**25**	**100**
Pre-Dev.t Discharges (cfs)	1.06	1.95	3.39	4.80	7.24	12.76
Post-Dev. Discharges (cfs)	0.86	1.60	2.79	4.01	6.10	10.85
Net Change:	-0.20	- 0.35	- 0.60	- 0.79	- 1.14	- 1.91

Attached are drainage area maps, drainage calculations and backup Hec-1 output data in support of our analysis.

Very truly yours,

SPARACO & YOUNGBLOOD, PLLC



Steve Sparaco, P.E.

cc.: client

TABLE OF CONTENTS:

- Drainage Narrative dated 5-26-26
- Table of Contents ^insert^

Appendix:

1.) Methodology
2.) Figure A: Existing Conditions Drainage Area Map at 1"=30' scale
3.) Figure B: Developed Conditions Drainage Area Map at 1"=30' scale
4.) Figure C: Porous Paver Detail
5.) Rockland County Soils Information
6.) Site Deep Hole and Percolation Results
7.) Curve Number Calculations
8.) Porous Paver Volumes and Seepage Calculations.

Hec-1 Analyses:

1.) Extreme Precipation reference
2.) Existing Conditions Hec-1 Model
3.) Developed Conditions Hec-1 Model

ENGINEERING METHODOLOGY:

Area Hydrology:

We have prepared an hydrologic analysis of the 2.77-acre 9 & 11 Camberra Drive project located in the Village of Wesley Hills, Town of Ramapo, NY.

Methodology:

One study point where discharges exit the site was analyzed (Study Point 1 -see attached drainage area maps) to evaluate site runoff under pre- and post- development conditions.

All drainage area delineations and any changes from existing to proposed conditions are indicated graphically on Drainage Area Maps provided in the Appendix.

A hydrologic analysis was performed utilizing procedures outlined in the Soil Conservation Service (SCS) publication Technical Report 55 (TR-55). SCS hydrographs were developed utilizing hydrographs consisting of a 24-hour rainfall event using an SCS Type-III rainfall distribution and unit hydrograph parameters, including drainage area, curve number (CN), time of concentration, and percent impervious.

Onsite time of concentration travel paths were insignificant and diminimus as they pertain to this project upon review of the area hydrology thru this site. A 10-minute minimum was used for existing and developed conditions for subarea "Site-1" and a 5-minute minimum time of concentration was used for all other subareas on site.

Curve number calculations were based on hydrologic soil data obtained from available Rockland County Soils Maps. Refer to the Appendix for supporting soils data.

The Army Corps of Engineers hydrologic analysis computer program HEC-1 was utilized to generate runoff hydrographs for the 1, 2, 5, 10, 25 and 100-year frequency storms for pre and post-development conditions. This program was also utilized to perform hydrograph routings and additions to design the required mitigative facilities for developed conditions.

Our analysis includes storms ranging from the 1-year to the 100-year design. Design frequencies were based upon Extreme Precipitation tables for the Northeast (reference: www.precip.eas.cornell.edu.com) for this site location.

Stormwater Analysis and proposed mitigation:

The applicant owns both parcels and is proposing to partially demolish the existing building and driveway at 11 Camberra Drive on site in favor of construction of a new 5,958 sf structure (footprint) and to add a circular paved driveway with pervious paver roundabout connected to a paved extension of the existing macadam drive at 9 Camberra Drive. The pervious paver drive will also extend from the roundabout to the 11 Camberra Drive driveway apron and parking area. The pervious pavers will stop 10 feet from the building and a paved driveway from that point to the building will be utilized. Applicant may utilize non-pervious pavers in lieu of pavement if desired at time of construction, subject to approval by the Village Engineer/Building Inspector.

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NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

02/18/2026
Kim Sippel
352 Milan Hill Rd, Red Hook, NY, 12571, USA
Sent via email to: ktsarchitect@optonline.net

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel 39261141.13-1-17, Rockland County.

Dear Kim Sippel,

Based on the parcel(s) identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel(s) referenced above. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 02/16/2031).

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at https://dec.ny.gov/regulatory/permits-licenses/environmental-permits.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email FWWjurisdiction@dec.ny.gov.

NEW YORK STATE | Department of Environmental Conservation

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

02/18/2026
Kim Sippel
352 Milan Hill Rd, Red Hook, NY, 12571, USA
Sent via email to: ktsarchitect@optonline.net

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel 39261141.13-1-16, Rockland County.

Dear Kim Sippel,

Based on the parcel(s) identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel(s) referenced above. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 02/16/2031).

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In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email FWWjurisdiction@dec.ny.gov.

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of WESLEY HILLS)

I, TAMMY WOLCHOK being duly sworn, hereby depose and say that I reside at: 11 CAMBERRA DRIVE, WESLEY HILLS, NY 10901

in the county of ROCKLAND in the state of NEW YORK.

I am the * — owner in fee simple of premises located at:
11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901

described in a certain deed of said premises recorded in the Rockland County Clerk's Office in Liber _____ of conveyances, page _____ .

Said premises have been in my/its possession since 19_____. Said premises are also known and designated on the Town of RAMAPO Tax Map as:
section 41.13 block 1 lot(s) 17

.

I hereby authorize the within application on my behalf, and that the statements of fact contained in said application are true, and agree to be bound by the determination of the board.

• Owner
Mailing Address
11 CAMBERRA DRIVE
WESLEY HILLS, NY 10901

SWORN to before this
10th day of April, 2026

Notary Public

CAMILLE GUIDO-DOWNEY
NOTARY PUBLIC STATE OF NEW YORK
RESIDING IN ROCKLAND COUNTY
NO. 01GU6337245
MY COMMISSION EXPIRES 02/22/2028

* *If owner is a corporation, fill in the office held by deponent and name of corporation, and provide a list of all directors, officers and stockholders owning more than 5% of any class of stock.*

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PLANNING BOARD
Village of Wesley Hills
Rockland County, New York

Resolution # 20-27

WOLCHOK WETLANDS PERMIT

WHEREAS, Tammy Abraham Wolchok has applied for a Wetlands Permit for authorization to construct an addition to a deck within 100 feet of the boundary of a freshwater wetland, on premises located on the northerly and easterly sides of Camberra Drive known as 11 Camberra Drive, designated on the Town of Ramapo Tax Map as Section 41.13, Block 1, Lot 17; and

WHEREAS a duly advertised public hearing was held on said application at the Village Hall, 432 Route 306, Wesley Hills, New York via a Zoom meeting noticed to the public and available to the public on September 23, 2020, at which time all interested parties present were given an opportunity to be heard; and

WHEREAS, the Planning Board has determined that the proposed action will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act (SEQRA), for the reasons that the proposed plan allows for the reasonable use of the applicant's property while limiting the amount of disturbance within the 100-foot buffer area to that necessary to allow the proposed construction, there will be no additional net runoff resulting from the proposed construction, and the proposed construction will not have any adverse impact on any wetland;

NOW, THEREFORE, BE IT RESOLVED, that a Wetlands Permit is hereby granted for such construction of an addition to a deck within 100 feet of the boundary of a freshwater wetland, as shown on the plot plan designated as "Plot Plan for 11 Camberra Drive Located in Village of Wesley Hills, Town of Ramapo, Rockland County, New York" prepared by Sparaco & Youngblood, PLLC dated July 17, 2019.

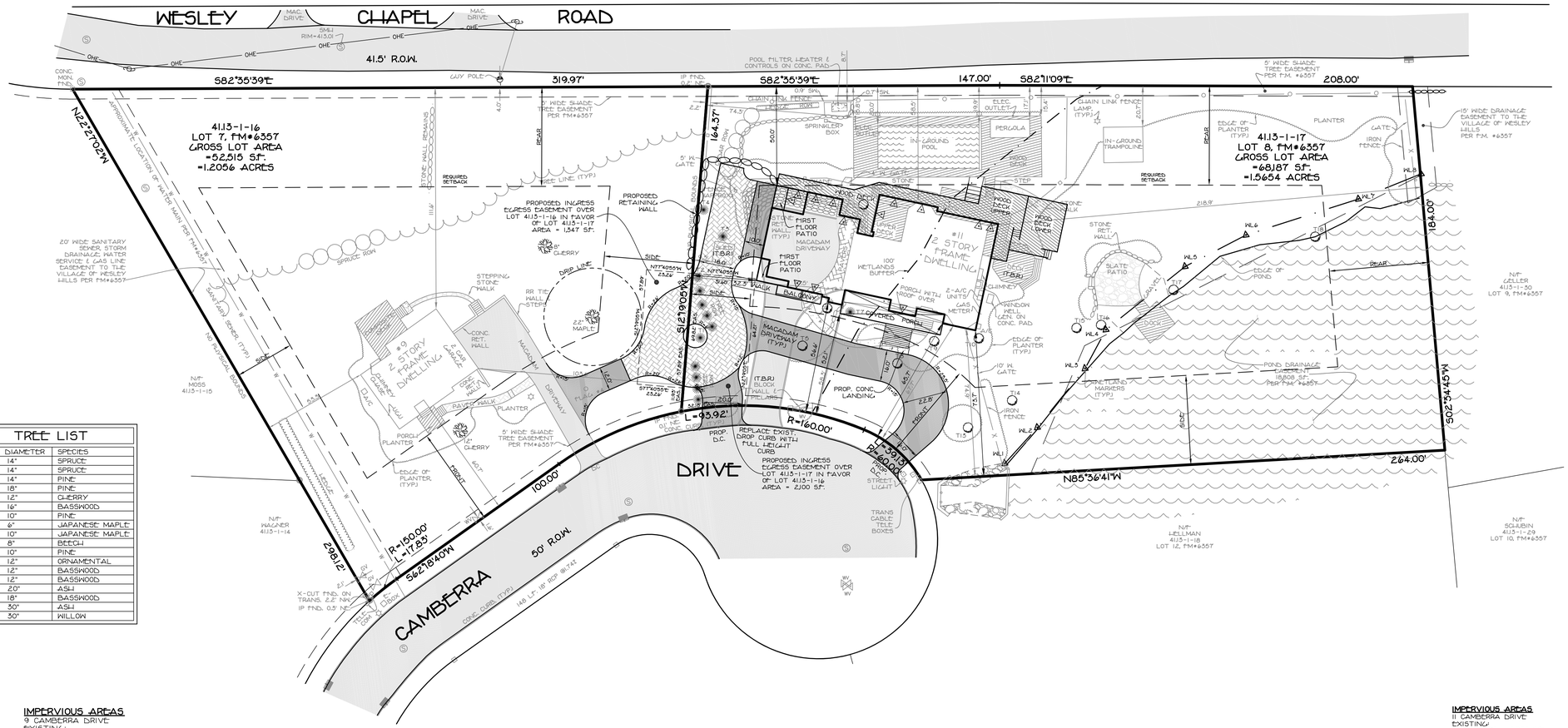
Dated: September 23, 2020

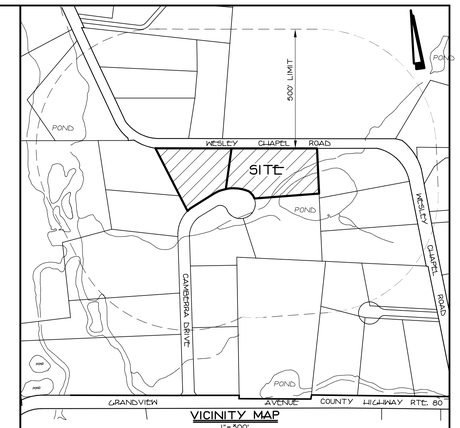
2/16

TAX LOT: SECTION 41.13, BLOCK 1, LOTS 16 & 17

MAP REFERENCE:

BEING KNOWN AND DESIGNATED AS LOTS 7 & 8 ON A MAP ENTITLED "WESLEY CHAPEK ESTATES" PREPARED BY WILLIAM YOUNGBLOOD ASSOCIATES AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6357 ON AUGUST 3, 1989.





VICINITY MAP
1"=500'

NOTES:

1. THIS IS A SITE PLAN OF TAX LOTS 16 & 17 IN SECTION 41.13, BLOCK 1 AS SHOWN ON THE VILLAGE OF WESLEY HILLS TAX MAP.
2. LOT 16 GROSS LOT AREA: 52,515 SF. =1.2056 ACRES
   LOT 17 GROSS LOT AREA: 68187 SF. =1.5654 ACRES
3. ZONE R-50
4. EXISTING & PROPOSED USE: RESIDENTIAL
5. RECORD OWNER: WOLCHOK
   11 CAMBERRA DRIVE
   WESLEY HILLS, NY 10901
6. APPLICANT: WOLCHOK
   11 CAMBERRA DRIVE
   WESLEY HILLS, NY 10901
7. FIRE DISTRICT: MONSEY FIRE DISTRICT
8. SCHOOL DISTRICT: EAST RAMAPO CENTRAL SCHOOL DISTRICT
9. WATER DISTRICT: RAMAPO CONSOLIDATED
10. WATER SUPPLIED BY: VEOLIA NORTH AMERICA
11. SEWER DISTRICT: BENEFITTED AREA #5
12. DATUM: USGS
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
14. THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATING TO THIS SITE EXCEPT AS SHOWN ON THIS PLAN.
15. NO SIGNS OTHER THAN THOSE SHOWN ON THIS PLAN ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. ITENANTS ARE TO BE ADVISED OF THIS CONDITION
16. THE UNDERSIGNED OWNER AND/OR APPLICANT AS CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE PLAN DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT.
    THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT DATE

OWNER DATE

17. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY A LANDSCAPED ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN.

TREE LIST		
NO.	DIAMETER	SPECIES
T1	14"	SPRUCE
T2	14"	SPRUCE
T3	14"	PINE
T4	18"	PINE
T5	12"	CHERRY
T6	16"	BASSWOOD
T7	10"	PINE
T8	6"	JAPANESE MAPLE
T9	10"	JAPANESE MAPLE
T10	8"	BEECH
T11	10"	PINE
T12	12"	ORNAMENTAL
T13	12"	BASSWOOD
T14	12"	BASSWOOD
T15	20"	ASH
T16	18"	BASSWOOD
T17	30"	ASH
T18	30"	WILLOW

LEGEND		
EXISTING	PROPOSED	ITEMS
———		PROPERTY LINE
— — —		BUILDING SETBACK LINE
Ⓢ		SAN. SEWER MANHOLE
○CO		CLEAN-OUT
Ⓓ		DRAINAGE MANHOLE
		CATCH BASIN
WV		WATER VALVE
GV		GAS VALVE
		UTILITY POLE
—OHE—		OVERHEAD ELECTRIC

IMPERVIOUS AREAS
9 CAMBERRA DRIVE

EXISTING:	
BLDG AREA	1,823 SF.
DRIVE WAY	1,016 SF.
WALLS	165 SF.
WALKS	313 SF.
TOTAL	3,817 SF.
PROPOSED:	
BLDG AREA	1,823 SF.
DRIVE WAY	2,012 SF.
WALLS	165 SF.
WALKS	313 SF.
TOTAL	4,313 SF.

BULK TABLE & CALCULATIONS FOR 9 CAMBERRA DRIVE

ZONE: R-50 GROUP:	MINIMUM NET LOT AREA	LOT FRONTAGE (FEET)	LOT WIDTH (FEET)	MIN. EFFECTIVE SQUARE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM F.Y. IMP. SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT STORIES	MAXIMUM BUILDING HEIGHT FEET	MAXIMUM EXPOSED BUILDING HEIGHT
REQUIRED	50,000	100	150	150	50	30	75	50	0.20	0.15/0.22	0.10	2.5	25	40
EXISTING	48,155*	167.6	215.8	150	60.7	53.3	156.9	111.6	0.08	0.08	0.03	2	<25	<40
PROPOSED	48,155*	167.6	215.8	150	60.7	53.3	156.9	111.6	0.10	0.12	0.03	2	<25	<40
VARIANCE:														

*EXISTING NON-CONFORMING

BUILDING COVERAGE RATIO CALCULATIONS:
GROSS BUILDING AREA / ZONED LOT AREA = BLDG COV.

EXISTING BUILDING FOOTPRINT=X SF.
1,823 SF / 48,155 SF = 0.0379 (0.04)

PROPOSED BUILDING FOOTPRINT=X SF.
1,823 SF / 48,155 SF = 0.0379 (0.04)

IMPERVIOUS SURFACE RATIO CALCULATIONS:
IMPERVIOUS SURFACE / GROSS LOT AREA = IMP. SUR.
EXISTING=3,817 SF / 52,515 SF = 0.0727 (0.08)
PROPOSED=4,313 SF / 52,515 SF = 0.0821 (0.09)
-WOOD DECKS ARE NOT COUNTED AS IMPERVIOUS PER VILLAGE CODE. PERGOLA, PERVIOUS PAVERS & TRAMPOLINE NOT INCLUDED IN CALCULATIONS.

ZONING AREA CALCULATIONS:
GROSS LOT AREA - 75% EASEMENT AREA = ZONING LOT AREA
52,515 SF - (5,814 SF X 0.75) = 48,155 SF

FRONT YARD IMPERVIOUS SURFACE RATIO CALCULATIONS:
FRONT YARD IMP. SURFACE / GROSS FRONT YARD AREA =F.Y. IMP. SUR. RATIO

EXISTING FRONT YARD = 12,403 SF.
986 SF / 12,403 SF = 0.0794 (0.08)

PROPOSED FRONT YARD = 12,403 SF.
1,483 SF / 12,403 SF = 0.1196 (0.12)

-ON A LOT THAT CONTAINS A SEMICIRCULAR DRIVEWAY, THE MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO MAY BE INCREASED TO 0.22. PER VILLAGE CODE

IMPERVIOUS AREAS
11 CAMBERRA DRIVE

EXISTING:	
BLDG AREA	2,853 SF.
PORCH	284 SF.
SLATE	104 SF.
UTILITIES	69 SF.
DRIVE WAY	2,888 SF.
POOL	1,144 SF.
WALLS	1,104 SF.
PATIO	561 SF.
WALKS	600 SF.
TOTAL	9,607 SF.
PROPOSED:	
BLDG AREA	3,425 SF.
PORCH	555 SF.
UTILITIES	44 SF.
DRIVE WAY	3,065 SF.
POOL	1,144 SF.
WALLS	270 SF.
PATIOS	717 SF.
WALK	115 SF.
TOTAL	11,511 SF.

BULK TABLE & CALCULATIONS FOR 11 CAMBERRA DRIVE

ZONE: R-50 GROUP:	MINIMUM NET LOT AREA	LOT FRONTAGE (FEET)	LOT WIDTH (FEET)	MIN. EFFECTIVE SQUARE (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM F.Y. IMP. SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT STORIES	MAXIMUM BUILDING HEIGHT FEET	MAXIMUM EXPOSED BUILDING HEIGHT
REQUIRED	50,000	100	150	150	50	30	75	50	0.20	0.15/0.22	0.10	2.5	25	40
EXISTING	54,081	133.1	205.2	150	58.3	75.5	150.4	58.5	0.15	0.14	0.06	2	<25	<40
PROPOSED	54,081	133.1	205.2	150	52	52	106	50	0.17	0.31	0.12	3	25**	40**
VARIANCE:										YES	YES	YES		

**PROVIDED FROM ARCHITECTURAL PLANS FROM KIM THOMAS SIPPEL ARCHITECT, PC.

BUILDING COVERAGE RATIO CALCULATIONS:
GROSS BUILDING AREA / ZONED LOT AREA = BLDG COV.

EXISTING BUILDING FOOTPRINT=3,241 SF.
3,241 SF / 54,081 SF = 0.0599 (0.06)

PROPOSED BUILDING FOOTPRINT=X SF.
5,958 SF / 54,081 SF = 0.1102 (0.12)

IMPERVIOUS SURFACE RATIO CALCULATIONS:
IMPERVIOUS SURFACE / GROSS LOT AREA = IMP. SUR.
EXISTING=9,607 SF / 68,187 SF = 0.1409 (0.15)
PROPOSED=11,511 SF / 68,187 SF = 0.1659 (0.17)
-WOOD DECKS ARE NOT COUNTED AS IMPERVIOUS PER VILLAGE CODE. PERGOLA, PERVIOUS PAVERS & TRAMPOLINE NOT INCLUDED IN CALCULATIONS.

ZONING AREA CALCULATIONS:
GROSS LOT AREA - 75% EASEMENT AREA = ZONING LOT AREA
68,187 SF - (18,808 SF X 0.75) = 54,081 SF

FRONT YARD IMPERVIOUS SURFACE RATIO CALCULATIONS:
FRONT YARD IMP. SURFACE / GROSS FRONT YARD AREA =F.Y. IMP. SUR. RATIO
EXISTING FRONT YARD = 10,206 SF.

1,448 SF / 10,206 SF = 0.1420 (0.14)

PROPOSED FRONT YARD = 8,897 SF.
2,679 SF / 8,897 SF = 0.3011 (.31)

-ON A LOT THAT CONTAINS A SEMICIRCULAR DRIVEWAY, THE MAXIMUM FRONT YARD IMPERVIOUS SURFACE RATIO MAY BE INCREASED TO 0.22. PER VILLAGE CODE

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

16 NYCRR PART 753
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
DIG SAFELY NEW YORK
WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT AN ACCURATE AND UP TO DATE TITLE REPORT MAY REVEAL.

REVISIONS

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WESLEY HILLS, NY. ON THE DAY OF 20 .
SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS DAY OF 20 .

CHAIRMAN

CLERK

PLANIMETRIC PLAN
FOR
9 & 11 CAMBERRA DRIVE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK
GRAPHIC SCALE
0 10 20 30 60 90 120

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-5543

STATE OF NEW YORK * STEVEN MICHAEL SPARACO * 079513 LICENSED PROFESSIONAL ENGINEER

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TEL: (845) 782-5543
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

FILE	YB-4660
DATE	MAY 22, 2026
SCALE	1"=30'
DWG	1 OF 5

YB-4660

TAX LOT: SECTION 41.13, BLOCK 1, LOTS 16 & 17

MAP REFERENCE:

BEING KNOWN AND DESIGNATED AS LOTS 7 & 8 ON A MAP ENTITLED "WESLEY CHAPEK ESTATES" PREPARED BY WILLIAM YOUNGBLOOD ASSOCIATES AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6357 ON AUGUST 3, 1989.

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GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.

3. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.

4. EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.

5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

6. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.

7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.

8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.

9. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.

10. ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) UNLESS OTHERWISE SPECIFIED.

11. ROOF LEADERS WHERE REQUIRED TO BE 4" DIA. SDR 35 PVC PIPE AND WILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.

12. ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECTS MECHANICAL ENGINEER.

13. ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM GRADE OF .21 TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING, BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.

14. ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

15. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES.

16. ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE RIGHT-OF-WAY AND THE CURB LINE WITH A PERMANENT WATERTIGHT PLUG OR CAP ENCASED IN CONCRETE.

17. WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.

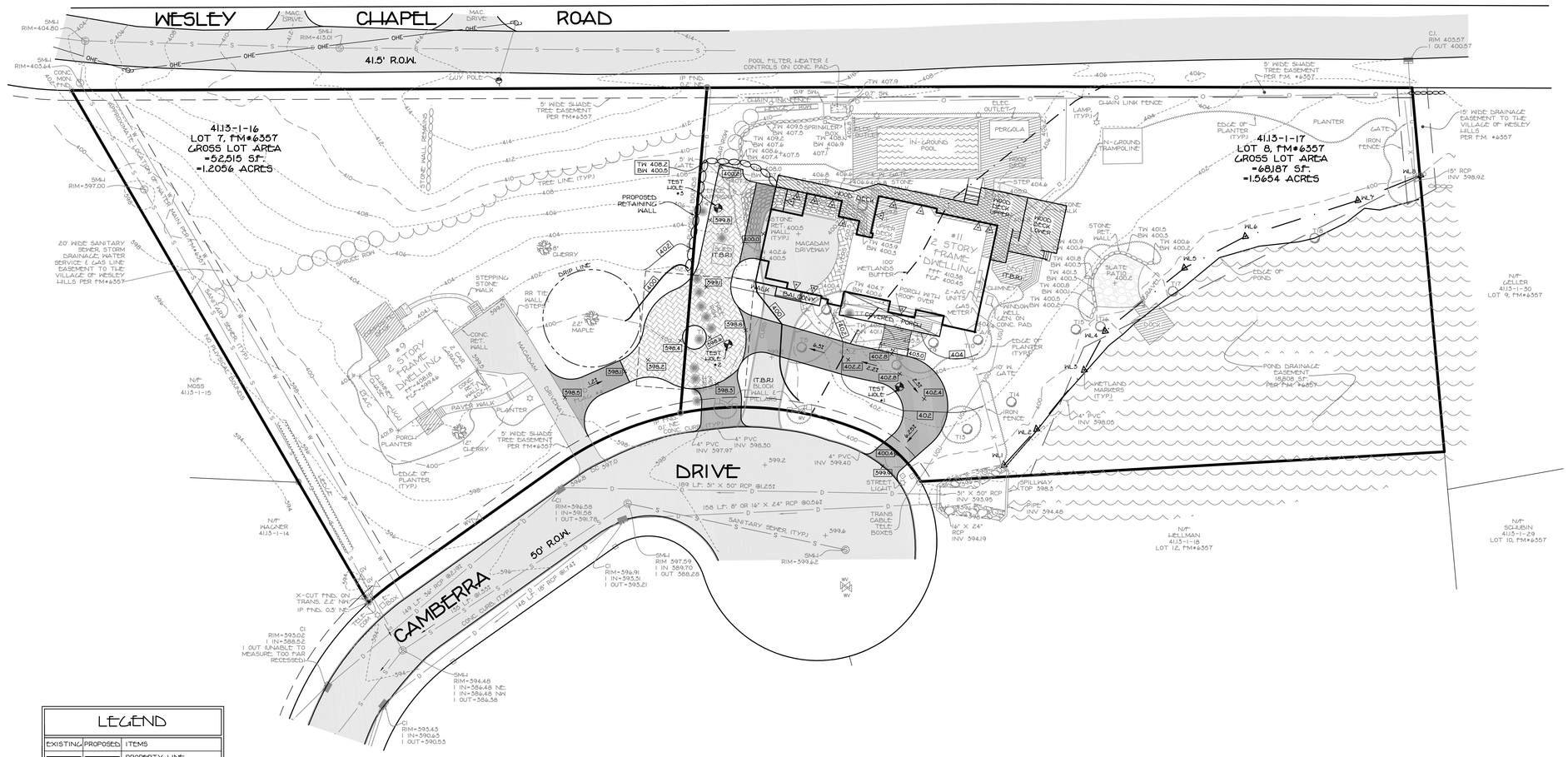
18. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.

19. RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.

20. THE EXISTING WELL IS TO BE DECOMMISSIONED IN ACCORDANCE WITH ARTICLE II OF THE ROCKLAND COUNTY SANITARY CODE UNLESS A REVISED LETTER TO THE CONTRARY FROM THE ROCKLAND COUNTY DEPARTMENT OF HEALTH IS RECEIVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

21. THIS PLAN IS BASED ON ARCHITECTURAL PLANS BY KIM THOMAS SIPPEL, P.C. RECEIVED ON 2/20/25.

22. AN INTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF THE LOWEST FLOOR TO BE SERVICED IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.



LEGEND

EXISTING	PROPOSED	ITEMS
———	———	PROPERTY LINE
— — —	— — —	BUILDING SETBACK LINE
—S—	—S—	SANITARY SEWER
Ⓢ	Ⓢ	SAN. SEWER MANHOLE
—HS—	—HS—	SEWER SERVICE
○CO	○CO	CLEAN-OUT
—W—	—W—	WATER MAIN
—WS—	—WS—	WATER SERVICE
—FS—	—FS—	FIRE SERVICE
WV	WV	WATER VALVE
—G—	—G—	GAS MAIN
—GS—	—GS—	GAS SERVICE
GV	GV	GAS VALVE
—D—	—D—	DRAIN PIPE
Ⓓ	Ⓓ	DRAINAGE MANHOLE
		CATCH BASIN
—RL—	—RL—	ROOF LEADER
—FD—	—FD—	FOOTING DRAIN
		UTILITY POLE
—UE—	—UE—	UNDERGROUND ELECTRIC
—OHE—	—OHE—	OVERHEAD ELECTRIC
—500—	500	10' CONTOUR INTERVAL
—502—	502	2' CONTOUR INTERVAL
+501.3	+501.5	SPOT GRADE
	TW=	WALL & CURB ELEVS.

TREE LIST

NO.	DIAMETER	SPECIES
T1	14"	SPRUCE
T2	14"	SPRUCE
T3	14"	PINE
T4	18"	PINE
T5	12"	CHERRY
T6	16"	BASSWOOD
T7	10"	PINE
T8	6"	JAPANESE MAPLE
T9	10"	JAPANESE MAPLE
T10	8"	BEECH
T11	10"	PINE
T12	12"	ORNAMENTAL
T13	12"	BASSWOOD
T14	12"	BASSWOOD
T15	20"	ASH
T16	18"	BASSWOOD
T17	30"	ASH
T18	30"	WILLOW

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GRADING & UTILITY PLAN
FOR
9 & 11 CAMBERRA DRIVE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
0 10 20 30 60 90 120

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8543

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FAX: (845) 782-5901
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FILE #	YB-4660
DATE	MAY 22, 2026
SCALE	1"=30'
DWG #	2 OF 5

YB-4660

TAX LOT: SECTION 41.13, BLOCK 1, LOTS 16 & 17

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EROSION CONTROL INFORMATION:

EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND OR UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
5. CONSTRUCT BERMS, TEMPORARY SWALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDED WITH TEMPORARY RYE GRASS.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
10. CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF PAVEMENT. RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE SEEDED WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OR DISTURBED AREA. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
14. FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #13 WHERE APPLICABLE.
15. BARE SOIL SHOULD BE SEEDED WITHIN 14 DAYS OF EXPOSURE; WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEEDED DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION, A PERENNIAL MIX NEEDS TO BE USED TO ENSURE CONTINUAL STABILIZATION.

STANDARD EROSION CONTROL NOTES

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

1. 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, CRUSHED STONE DAMS, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE. (SEE DETAIL)

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

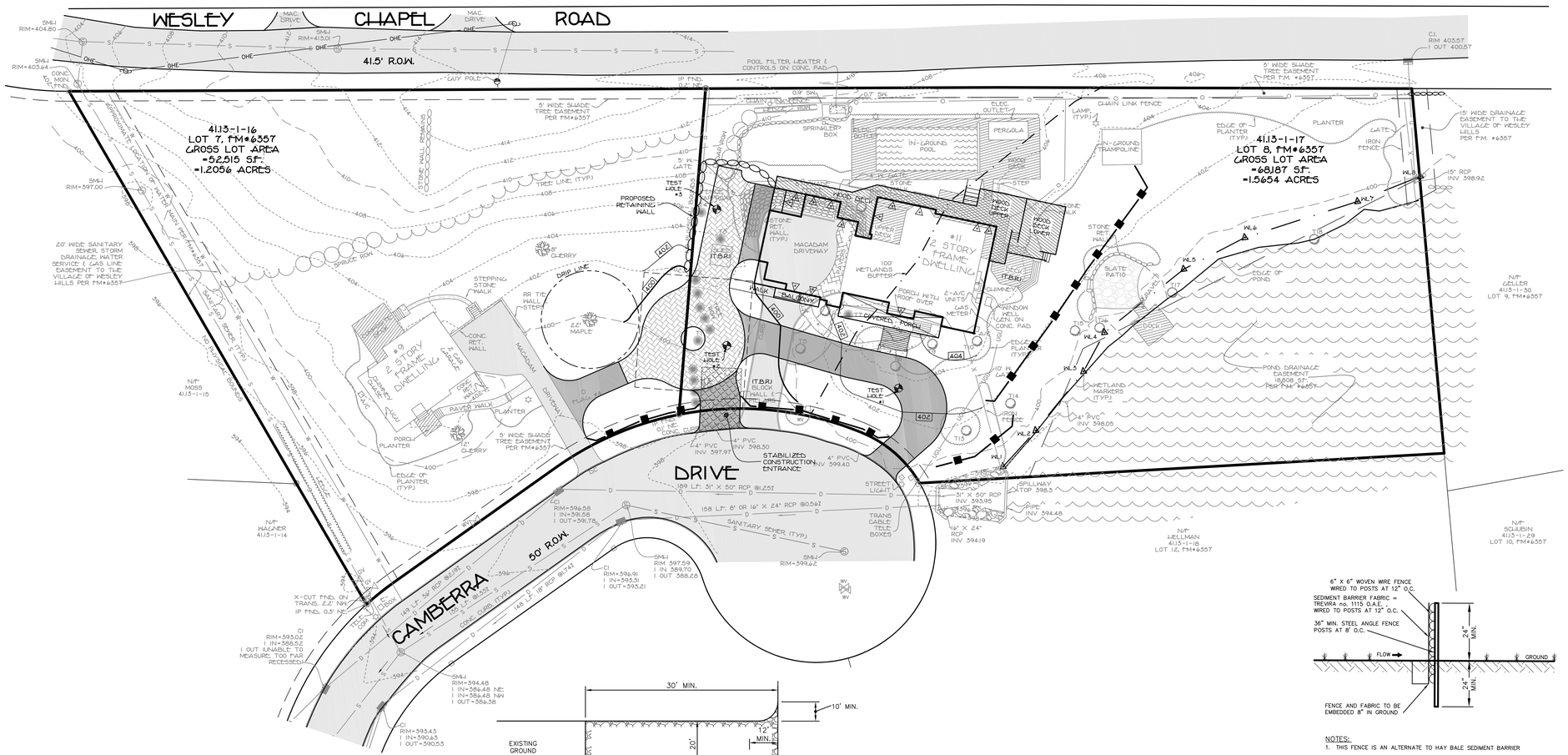
16 NYCRR PART 753
REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
DIG SAFELY NEW YORK
WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962

LEGEND

EXISTING	PROPOSED	ITEMS
		PROPERTY LINE
		BUILDING SETBACK LINE
S	S	SANITARY SEWER
(S)	(S)	SAN. SEWER MANHOLE
LS	LS	SEWER SERVICE
CO	CO	CLEAN-OUT
W	W	WATER MAIN
WS	WS	WATER SERVICE
FS	FS	FIRE SERVICE
WV	WV	WATER VALVE
G	G	GAS MAIN
GS	GS	GAS SERVICE
GV	GV	GAS VALVE
D	D	DRAIN PIPE
(D)	(D)	DRAINAGE MANHOLE
		CATCH BASIN
RL	RL	ROOF LEADER
FD	FD	FOOTING DRAIN
UP	UP	UTILITY POLE
UE	UE	UNDERGROUND ELECTRIC
OHE	OHE	OVERHEAD ELECTRIC
500	500	10' CONTOUR INTERVAL
502	502	2' CONTOUR INTERVAL
+ 501.5	+ 501.5	SPOT GRADE
	TW=	WALL & CURB ELEVS.

TREE LIST

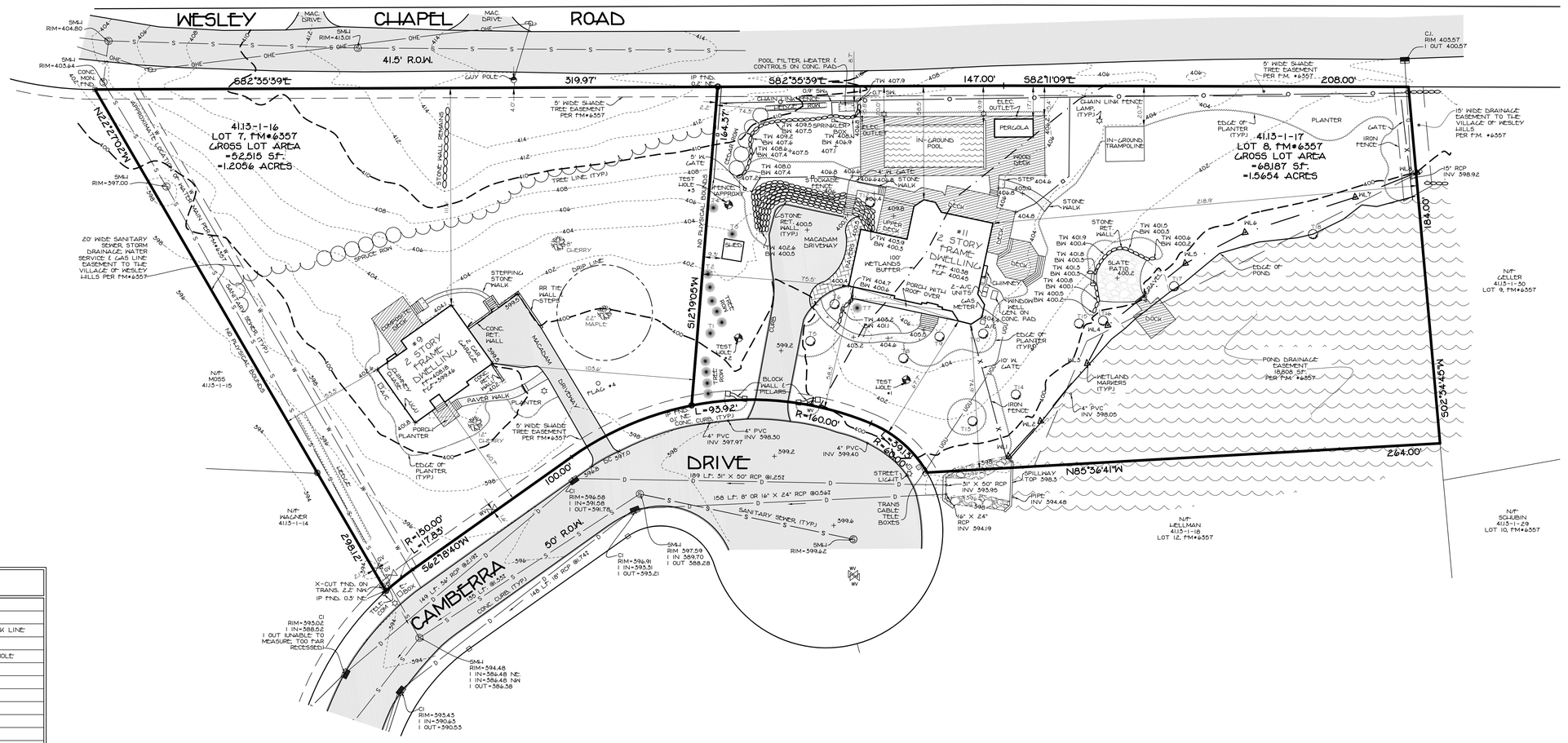
NO.	DIAMETER	SPECIES
T1	14"	SPRUCE
T2	14"	SPRUCE
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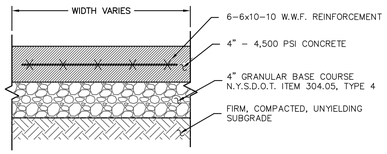

WESLEY CHAPEL ROAD
41.5' R.O.W.
41.13-1-16
LOT 7, FM#6357
GROSS LOT AREA
=52,515 SF.
=1.2056 ACRES
41.13-1-17
LOT 8, FM#6357
GROSS LOT AREA
=68,187 SF.
=1.5654 ACRES
#11 2 STORY FRAME DWELLING
#9 2 STORY FRAME DWELLING
PROPOSED RETAINING WALL
STABILIZED CONSTRUCTION ENTRANCE
DRIVE
CAMBERRA
50' R.O.W.
100' WETLANDS BUFFER
POND DRAINAGE EASEMENT 18,808 SF± PER FM#6357
20' WIDE SANITARY SEWER, STORM DRAINAGE, WATER SERVICE & GAS LINE EASEMENT TO THE VILLAGE OF WESLEY HILLS PER FM#6357
5' WIDE SHADE TREE EASEMENT PER FM#6357
15' WIDE DRAINAGE EASEMENT TO THE VILLAGE OF WESLEY HILLS PER FM #6357
N/F GELLER 41.13-1-30 LOT 9, FM#6357
N/F SCUBLIN 41.13-1-29 LOT 10, FM#6357
N/F HELLMAN 41.13-1-18 LOT 12, FM#6357
N/F WAGNER 41.13-1-14
N/F MOSS 41.13-1-15
SPILLWAY TOP 398.5
24" RCP INV 394.48
16" X 24" RCP INV 394.19
SANITARY SEWER (TYP.)
STREET LIGHT
TRANS CABLE TELE BOXES
POOL FILTER HEATER & CONTROLS ON CONC. PAD
IN-GROUND POOL
PERGOLA
IN-GROUND TRAMPOLINE
SLATE PATIO
EDGE OF POND
EDGE OF PLANTER (TYP.)
PLANTER
GATE
IRON FENCE
CHAIN LINK FENCE
STONE RET. WALL (TYP.)
MACADAM DRIVEWAY
STEPPING STONE WALK
RR TIE WALL & STEPS
CONC. RET. WALL
PAVER WALK
PORCH PLANTER
EDGE OF PLANTER (TYP.)
WETLAND MARKERS (TYP.)
TEST HOLE #1
TEST HOLE #2
TEST HOLE #3
TEST HOLE #4
TEST HOLE #5
TEST HOLE #6
TEST HOLE #7
TEST HOLE #8
TEST HOLE #9
TEST HOLE #10
TEST HOLE #11
TEST HOLE #12
TEST HOLE #13
TEST HOLE

TAX LOT: SECTION 41.13, BLOCK 1, LOTS 16 & 17

MAP REFERENCE:

BEING KNOWN AND DESIGNATED AS LOTS 7 & 8 ON A MAP ENTITLED "WESLEY CHAPEK ESTATES" PREPARED BY WILLIAM YOUNGBLOOD ASSOCIATES AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6557 ON AUGUST 3, 1989.

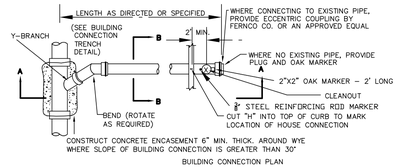

WESLEY CHAPEL ROAD
41.5' R.O.W.
S82°35'39"E
319.97'
S82°11'09"E
147.00'
208.00'
41.13-1-16
LOT 7, FM#6557
GROSS LOT AREA
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=1.2056 ACRES
41.13-1-17
LOT 8, FM#6557
GROSS LOT AREA
=68,187 SF.
=1.5654 ACRES
#9
2 STORY FRAME DWELLING
#11
2 STORY FRAME DWELLING
N32°27'02"W
164.37'
S12°19'05"W
184.00'
N64°44'20"E
264.00'
N85°36'41"W
DRIVE
CAMBERRA
50' R.O.W.
L=93.92'
R=160.00'
R=60.00'
R=150.00'
L=17.85'
S62°18'40"W
298.12'
100.00'
5' WIDE SHADE TREE EASEMENT PER FM#6557
15' WIDE DRAINAGE EASEMENT TO THE VILLAGE OF WESLEY HILLS PER F.M. #6557
20' WIDE SANITARY SEWER, STORM DRAINAGE, WATER SERVICE & GAS LINE EASEMENT TO THE VILLAGE OF WESLEY HILLS PER FM#6557
POND DRAINAGE EASEMENT 18,808 SF. PER FM# #6557
APPROXIMATE LOCATION OF WATER MAIN PER FM#6557
NO PHYSICAL BOUNDARY
STONE WALL REMAINS
SPRUCE ROW
MACADAM DRIVEWAY
CONC. RET. WALL
STONE RET. WALLS (TYP.)
STONE RET. WALL
STONE WALK
STEPPING STONE WALK
RR TIE WALL & STEPS
DRIP LINE
PAVER WALK
PLANTER
EDGE OF PLANTER (TYP.)
EDGE OF POND
EDGE OF WETLANDS BUFFER
WETLAND MARKERS (TYP.)
100' WETLANDS BUFFER
PERGOLA
IN-GROUND POOL
POOL FILTER HEATER & CONTROLS ON CONC. PAD
POOL DECK
WOOD DECK
UPPER DECK
LOWER DECK
IN-GROUND TRAMPOLINE
CHAIN LINK FENCE
IRON FENCE
GATE
PLANTER
EDGE OF PLANTER (TYP.)
SLATE PATIO
DOCK
SHED
GAZEBO
2 CAR GARAGE
PORCH PLANTER
PORCH WITH ROOF OVER
CHIMNEY
GAS METER
2 A/C UNITS
WINDOW WELL CONC. ON CONC. PAD
BLOCK WALL & PILLARS
TREE ROW
TEST HOLE #1
TEST HOLE #2
TEST HOLE #3
TEST HOLE #4
TEST HOLE #5
TEST HOLE #6
TEST HOLE #7
TEST HOLE #8
TEST HOLE #9
TEST HOLE #10
TEST HOLE #11
TEST HOLE #12
TEST HOLE #13
TEST HOLE



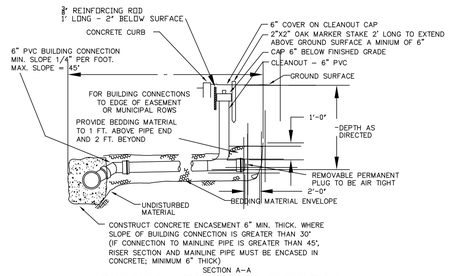
NOTES:
1. BROOM FINISH EACH SQUARE AT 90° TO PRECEDING SQUARE.
2. PLACE JOINTS EQUAL TO WALK WIDTH OR AS SHOWN ON PLAN.
3. INSTALL 1/2" PRE-MOLDED EXPANSION JOINT FILLER AT 24' O.C. MAX. AND AGAINST CONCRETE CURBS, BUILDINGS AND OTHER STRUCTURES.

CONCRETE SIDEWALK DETAIL

N.T.S.

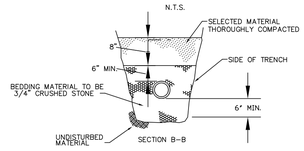


BUILDING CONNECTION PLAN



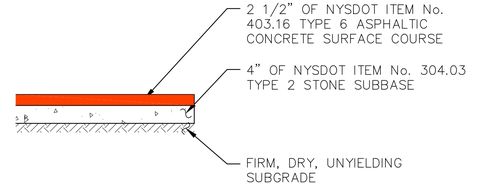
BUILDING CONNECTION ELEVATION

BUILDING CONNECTION DETAIL



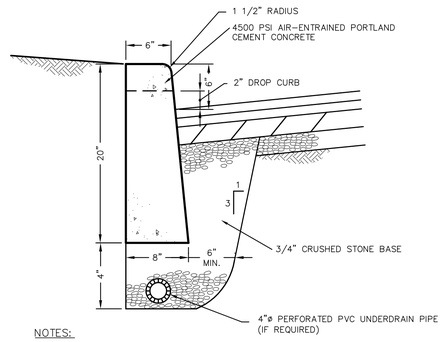
BUILDING CONNECTION TRENCH DETAIL

N.T.S.



PRIVATE DRIVEWAY PAVEMENT

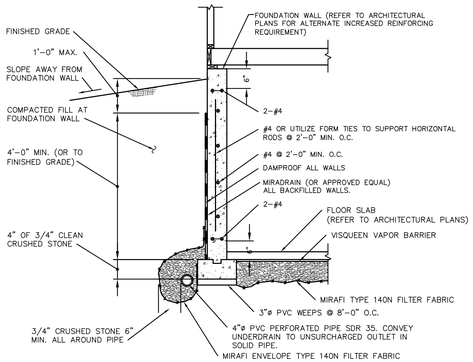
N.T.S.



NOTES:
1. CURB SHALL BE CAST IN PLACE.
2. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
3. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON-PUBLIC FACILITIES.

CURB DETAIL: CONCRETE

N.T.S.



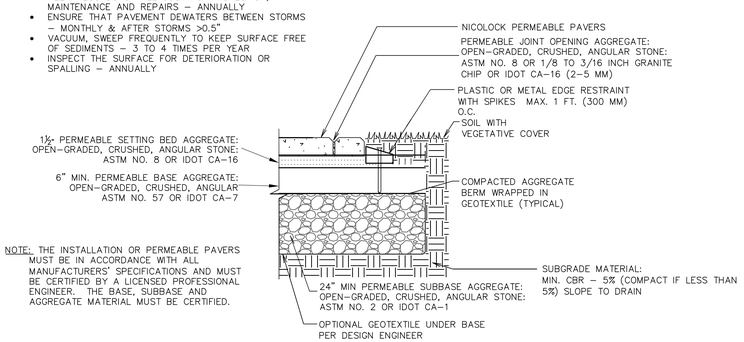
NOTES:
1. CONVEY ALL ROOF LEADERS AWAY FROM DWELLING IN SEPARATE AND INDEPENDENT 4"ø (MINIMUM) SDR 35 PVC PIPE.
2. NO CONNECTIONS TO UNDERDRAIN SYSTEM FROM OTHER SOURCES ARE PERMITTED.
3. BACKFILLING OF WALL IS NOT PERMITTED UNTIL FRAMING IS COMPLETED OR WALL IS SUPPORTED INSIDE.
4. STEEL REINFORCEMENT SHOWN IS MINIMUM REQUIREMENT. SEE ARCHITECTURAL PLANS FOR ALTERNATE INCREASED REINFORCING REQUIREMENT.

FOUNDATION UNDERDRAIN DETAIL

N.T.S.

PERMEABLE INTERLOCKING PAVERS MAINTENCE SCHEDULE

- KEEP RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES - ANNUALLY
- KEEP RECORDS OF ALL COST FOR INSPECTION, MAINTENANCE AND REPAIRS - ANNUALLY
- ENSURE THAT PAVEMENT DEWATERS BETWEEN STORMS - MONTHLY & AFTER STORMS >0.5"
- VACUUM, SWEEP FREQUENTLY TO KEEP SURFACE FREE OF SEDIMENTS - 3 TO 4 TIMES PER YEAR
- INSPECT THE SURFACE FOR DETERIORATION OR SPALLING - ANNUALLY



NOTE: THE INSTALLATION OR PERMEABLE PAVERS MUST BE IN ACCORDANCE WITH ALL MANUFACTURERS' SPECIFICATIONS AND MUST BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. THE BASE, SUBBASE AND AGGREGATE MATERIAL MUST BE CERTIFIED.

NICOLOCK PERMEABLE INTERLOCKING PAVERS (OR APPROVED EQUAL) CONCRETE PAVEMENT DETAIL

PERVIOUS PAVERS WITHOUT CURB

N.T.S.

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16 NYCRR PART 753 REQUIRES A MINIMUM DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK
DIG SAFELY NEW YORK
1-800-962-7962

STEVEN M. SPARACO, PE
18 NORTH MAIN STREET
HARRIMAN, NEW YORK 10926
(845) 782-8545

STATE OF NEW YORK · STEVEN MICHAEL SPARACO · 079513 · LICENSED PROFESSIONAL ENGINEER

DETAIL SHEET OF
9 & 11 CAMBERRA DRIVE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
0 10 20 30 60 90 120

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8545
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

FILE	YB-4660
DATE	MAY 22, 2026
SCALE	1"=30'
DWG	5 OF 5

YB-4660

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING * SITE PLANNING
P.O. Box #818; 18 N. Main Street Harriman, N.Y. 10926
(845) 782-8543 Fax (845) 782-5901
sparaco.steve@selsny.com
wdyls1@gmail.com

May 26, 2026

Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952

Attn: Stuart Strow, P.E.

Re: 9 & 11 Camberra Drive, NY –Drainage Report (YB #4660)
Section 41.13, Block 1, Lots #16 & 17

Dear Mr. Strow:

We have prepared an hydrologic analysis of the 2.77-acre 9 & 11 Camberra Drive project located in the Village of Wesley Hills, Town of Ramapo, NY.

The applicant owns both parcels and is proposing to partially demolish the existing building and driveway at 11 Camberra Drive on site in favor of construction of a new 5,958 sf structure (footprint) and to add a circular paved driveway with pervious paver roundabout connected to a paved extension of the existing macadam drive at 9 Camberra Drive. The pervious paver drive will also extend from the roundabout to the 11 Camberra Drive driveway apron and parking area. The pervious pavers will stop 10 feet from the building and a paved driveway from that point to the building will be utilized. Applicant may utilize non-pervious pavers in lieu of pavement if desired at time of construction, subject to approval by the Village Engineer/Building Inspector.

We have determined that drainage on this site generally drains from North and East to South and West toward to the municipal drainage system in Camberra Drive (Study Point #1) where runoff is collected in a 36-inch RCP draining South and West in Camberra Drive.

We have reviewed the Rockland County Soil Survey conditions for this area and also performed deep hole and percolation testing and it appears that the soils where the drainage systems will be located will be amenable to underground infiltration system designs.

The applicant is proposing to utilize pervious pavers on site to take runoff from the new building and most of the new paved areas proposed on 9 and 11 Camberra Drive which will be directed to the stone subbase for the combined 3,220 sf of proposed pervious pavers on site. We have determined that this area will require a 24-inch thick crushed stone subbase to store up to the 100-year design runoff. For our analysis purposes, we have assumed that the pervious pavers all work in unison and have used a bench elevation in our models, though the elevation varies on site, the 24-inch thick membrane is consistent. A soil percolation rate of 14 minutes was utilized in our Hec-1 models to evaluate the 24-inch thick subbase volume and a void ratio of 0.4 was applied to this volume and evaluated in our Hec-1 model.

Our analysis includes storms ranging from the 1-year to the 100-year design. Design frequencies were based upon Extreme Precipitation tables for the Northeast (reference: www.precip.eas.cornell.edu.com) for this site location.

Refer to the Summary Table below for a comparison of Existing and Developed Conditions Discharges from the site.

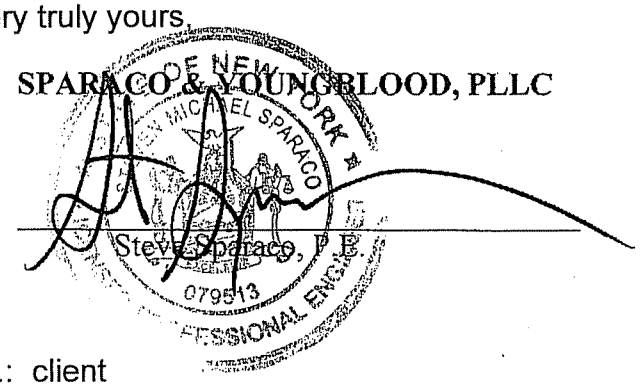
Summary Table # 1 – 9 & 11 Camberra Drive Discharges just offsite to the South and West (Pt. #1) for Existing and Developed Conditions:

	Storm Frequency (in years)					
Conditions	**1**	**2**	**5**	**10**	**25**	**100**
Pre-Dev.t Discharges (cfs)	1.06	1.95	3.39	4.80	7.24	12.76
Post-Dev. Discharges (cfs)	0.86	1.60	2.79	4.01	6.10	10.85
Net Change:	-0.20	- 0.35	- 0.60	- 0.79	- 1.14	- 1.91

Attached are drainage area maps, drainage calculations and backup Hec-1 output data in support of our analysis.

Very truly yours,

SPARACO & YOUNGBLOOD, PLLC



Steve Sparaco, P.E.

cc.: client

TABLE OF CONTENTS:

- Drainage Narrative dated 5-26-26
- Table of Contents ^insert^

Appendix:

1.) Methodology
2.) Figure A: Existing Conditions Drainage Area Map at 1"=30' scale
3.) Figure B: Developed Conditions Drainage Area Map at 1"=30' scale
4.) Figure C: Porous Paver Detail
5.) Rockland County Soils Information
6.) Site Deep Hole and Percolation Results
7.) Curve Number Calculations
8.) Porous Paver Volumes and Seepage Calculations.

Hec-1 Analyses:

1.) Extreme Precipation reference
2.) Existing Conditions Hec-1 Model
3.) Developed Conditions Hec-1 Model

ENGINEERING METHODOLOGY:

Area Hydrology:

We have prepared an hydrologic analysis of the 2.77-acre 9 & 11 Camberra Drive project located in the Village of Wesley Hills, Town of Ramapo, NY.

Methodology:

One study point where discharges exit the site was analyzed (Study Point 1 -see attached drainage area maps) to evaluate site runoff under pre- and post- development conditions.

All drainage area delineations and any changes from existing to proposed conditions are indicated graphically on Drainage Area Maps provided in the Appendix.

A hydrologic analysis was performed utilizing procedures outlined in the Soil Conservation Service (SCS) publication Technical Report 55 (TR-55). SCS hydrographs were developed utilizing hydrographs consisting of a 24-hour rainfall event using an SCS Type-III rainfall distribution and unit hydrograph parameters, including drainage area, curve number (CN), time of concentration, and percent impervious.

Onsite time of concentration travel paths were insignificant and diminimus as they pertain to this project upon review of the area hydrology thru this site. A 10-minute minimum was used for existing and developed conditions for subarea "Site-1" and a 5-minute minimum time of concentration was used for all other subareas on site.

Curve number calculations were based on hydrologic soil data obtained from available Rockland County Soils Maps. Refer to the Appendix for supporting soils data.

The Army Corps of Engineers hydrologic analysis computer program HEC-1 was utilized to generate runoff hydrographs for the 1, 2, 5, 10, 25 and 100-year frequency storms for pre and post-development conditions. This program was also utilized to perform hydrograph routings and additions to design the required mitigative facilities for developed conditions.

Our analysis includes storms ranging from the 1-year to the 100-year design. Design frequencies were based upon Extreme Precipitation tables for the Northeast (reference: www.precip.eas.cornell.edu.com) for this site location.

Stormwater Analysis and proposed mitigation:

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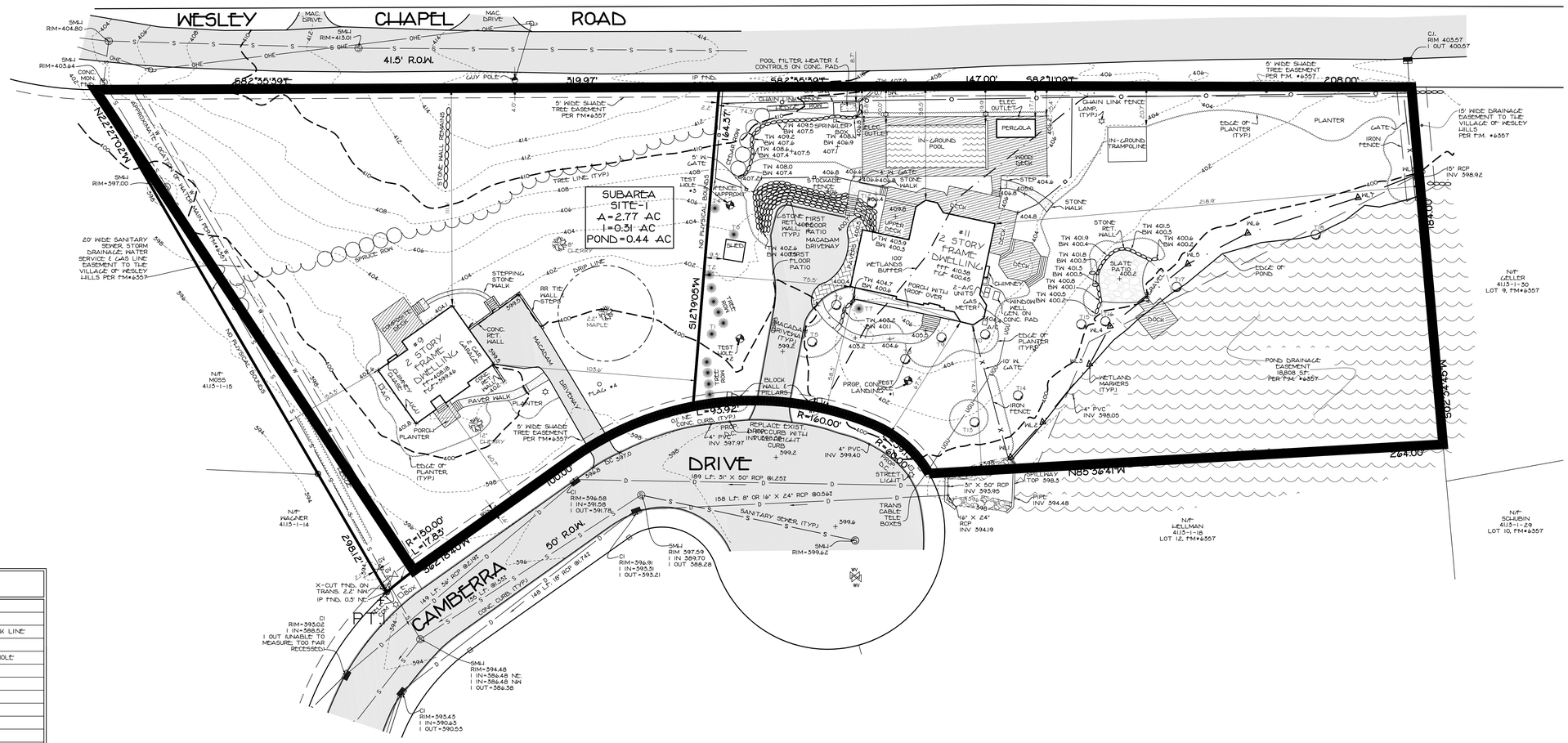
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LEGEND

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—HS—	SEWER SERVICE
○CO	CLEAN-OUT
—W—	WATER MAIN
—WS—	WATER SERVICE
—FS—	FIRE SERVICE
WV ⋈	WATER VALVE
—G—	GAS MAIN
—GS—	GAS SERVICE
GV ⋈	GAS VALVE
—D—	DRAIN PIPE
Ⓓ	DRAINAGE MANHOLE
	CATCH BASIN
—RL—	ROOF LEADER
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T17	30"	ASH
T18	30"	WILLOW

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT AN ACCURATE AND UP TO DATE TITLE REPORT MAY REVEAL.

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

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DIG SAFELY NEW YORK
WWW.DIGSAFELYNEWYORK.COM
1-800-962-7962

EXISTING CONDITIONS DRAINAGE AREA MAP
OF
9 & 11 CAMBERRA DRIVE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
0 10 20 30 60 90 120

SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8545
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

FILE #	YB-4660
DATE	5-26-26
SCALE	1"=30'
DWG #	FIGURE A

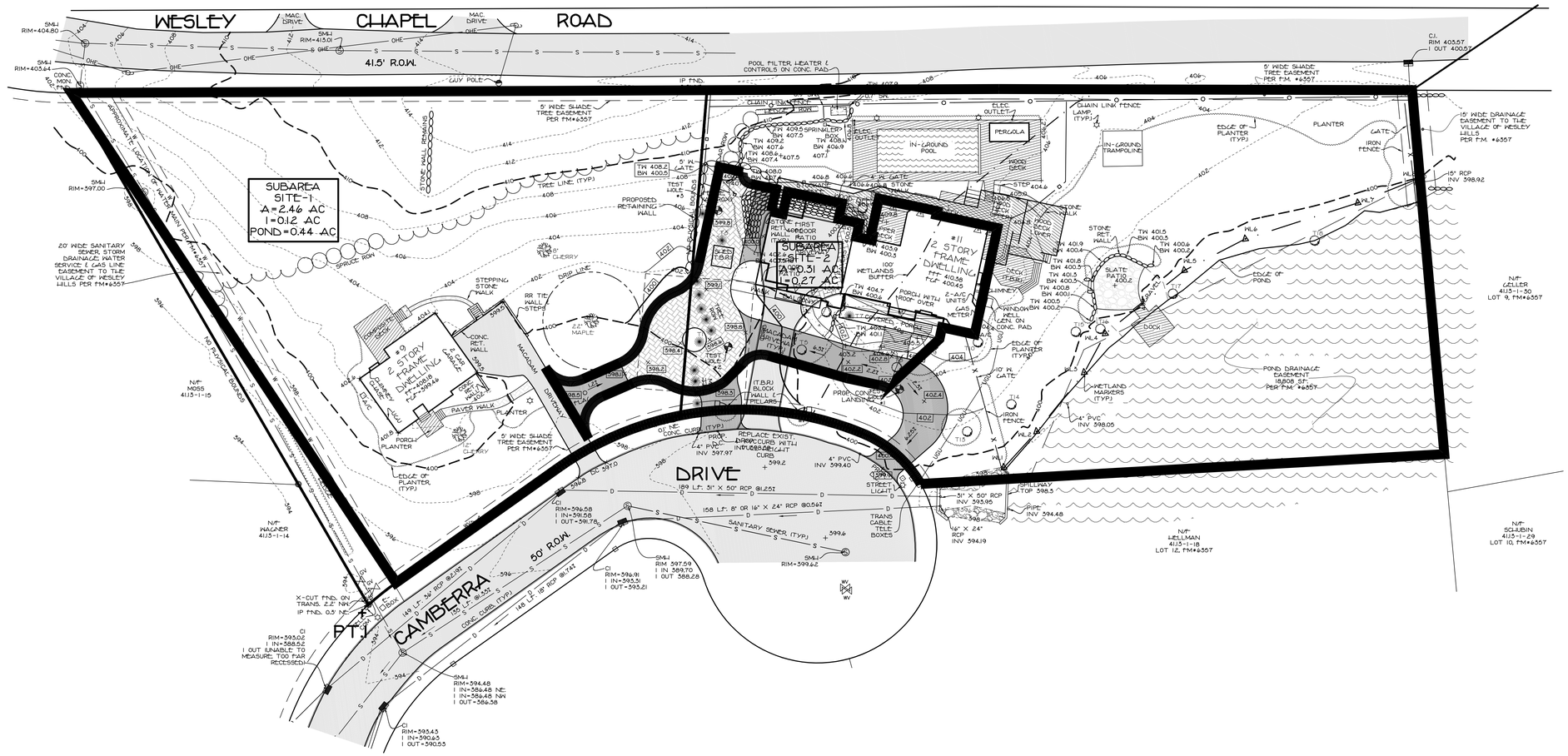
YB-4660

TAX LOT: SECTION 41.13, BLOCK 1, LOTS 16 & 17

MAP REFERENCE:

BEING KNOWN AND DESIGNATED AS LOTS 7 & 8 ON A MAP ENTITLED "WESLEY CHAPEK ESTATES" PREPARED BY WILLIAM YOUNGBLOOD ASSOCIATES AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #6357 ON AUGUST 3, 1989.

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT AN ACCURATE AND UP TO DATE TITLE REPORT MAY REVEAL.



TREE LIST

NO.	DIAMETER	SPECIES
T1	14"	SPRUCE
T2	14"	SPRUCE
T3	14"	PINE
T4	18"	PINE
T5	12"	CHERRY
T6	16"	BASSWOOD
T7	10"	PINE
T8	6"	JAPANESE MAPLE
T9	10"	JAPANESE MAPLE
T10	8"	BEECH
T11	10"	PINE
T12	12"	ORNAMENTAL
T13	12"	BASSWOOD
T14	12"	BASSWOOD
T15	20"	ASH
T16	18"	BASSWOOD
T17	30"	ASH
T18	30"	WILLOW

LEGEND

EXISTING	PROPOSED	ITEMS
		PROPERTY LINE
		BUILDING SETBACK LINE
—S—	—S—	SANITARY SEWER
Ⓢ	Ⓢ	SAN. SEWER MANHOLE
—HS—	—HS—	SEWER SERVICE
○CO	○CO	CLEAN-OUT
—W—	—W—	WATER MAIN
—WS—	—WS—	WATER SERVICE
—FS—	—FS—	FIRE SERVICE
WV	WV	WATER VALVE
—G—	—G—	GAS MAIN
—GS—	—GS—	GAS SERVICE
GV	GV	GAS VALVE
—D—	—D—	DRAIN PIPE
Ⓓ	Ⓓ	DRAINAGE MANHOLE
		CATCH BASIN
—RL—	—RL—	ROOF LEADER
—FD—	—FD—	FOOTING DRAIN
○	○	UTILITY POLE
—UE—	—UE—	UNDERGROUND ELECTRIC
—OE—	—OE—	OVERHEAD ELECTRIC
—500—	500	10' CONTOUR INTERVAL
—502—	502	2' CONTOUR INTERVAL
+ 501.3	+501.5	SPOT GRADE
	TW=	WALL & CURB ELEVS.

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16 NYCRR PART 753 REQUIRES 2 WORKING DAYS NOTICE PRIOR TO START OF ANY UNDERGROUND WORK

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1-800-962-7962

DEVELOPED CONDITIONS DRAINAGE AREA MAP
FOR
9 & 11 CAMBERRA DRIVE
LOCATED IN
VILLAGE OF WESLEY HILLS
TOWN OF RAMAPO
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE: 0 10 20 30 60 90 120

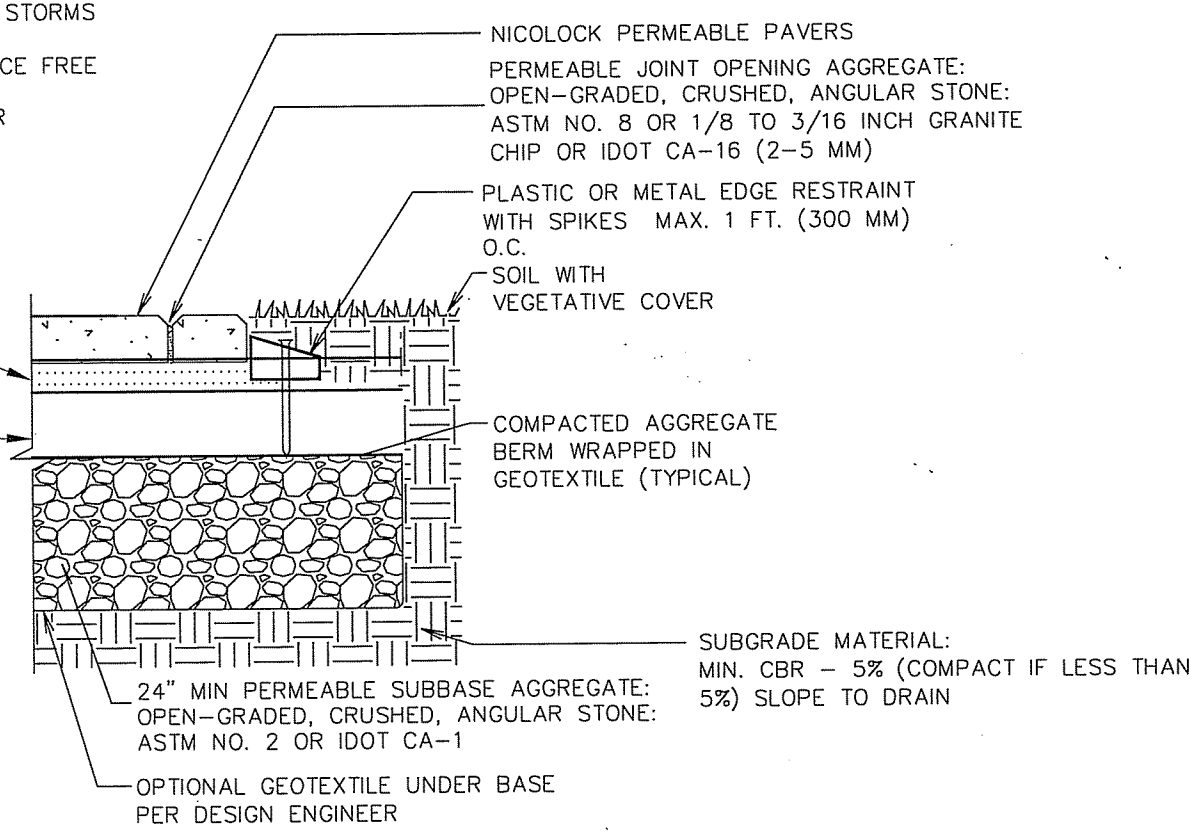
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SPARACO.STEVE@SELSNY.COM WDYLS1@GMAIL.COM

FILE	YB-4660
DATE	MAY 26, 2026
SCALE	1"=30'
DWG	FIGURE B

YB-4660

PERMEABLE INTERLOCKING PAVERS MAINTENCE SCHEDULE

- KEEP RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES – ANNUALLY
- KEEP RECORDS OF ALL COST FOR INSPECTION, MAINTENANCE AND REPAIRS – ANNUALLY
- ENSURE THAT PAVEMENT DEWATERS BETWEEN STORMS – MONTHLY & AFTER STORMS >0.5"
- VACUUM, SWEEP FREQUENTLY TO KEEP SURFACE FREE OF SEDIMENTS – 3 TO 4 TIMES PER YEAR
- INSPECT THE SURFACE FOR DETERIORATION OR SPALLING – ANNUALLY



NOTE: THE INSTALLATION OR PERMEABLE PAVERS MUST BE IN ACCORDANCE WITH ALL MANUFACTURERS' SPECIFICATIONS AND MUST BE CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. THE BASE, SUBBASE AND AGGREGATE MATERIAL MUST BE CERTIFIED.

NICOLOCK PERMEABLE INTERLOCKING PAVERS (OR APPROVED EQUAL) CONCRETE PAVEMENT DETAIL

PERVIOUS PAVERS WITHOUT CURB

N.T.S.

FIGURE C

Soils Data:

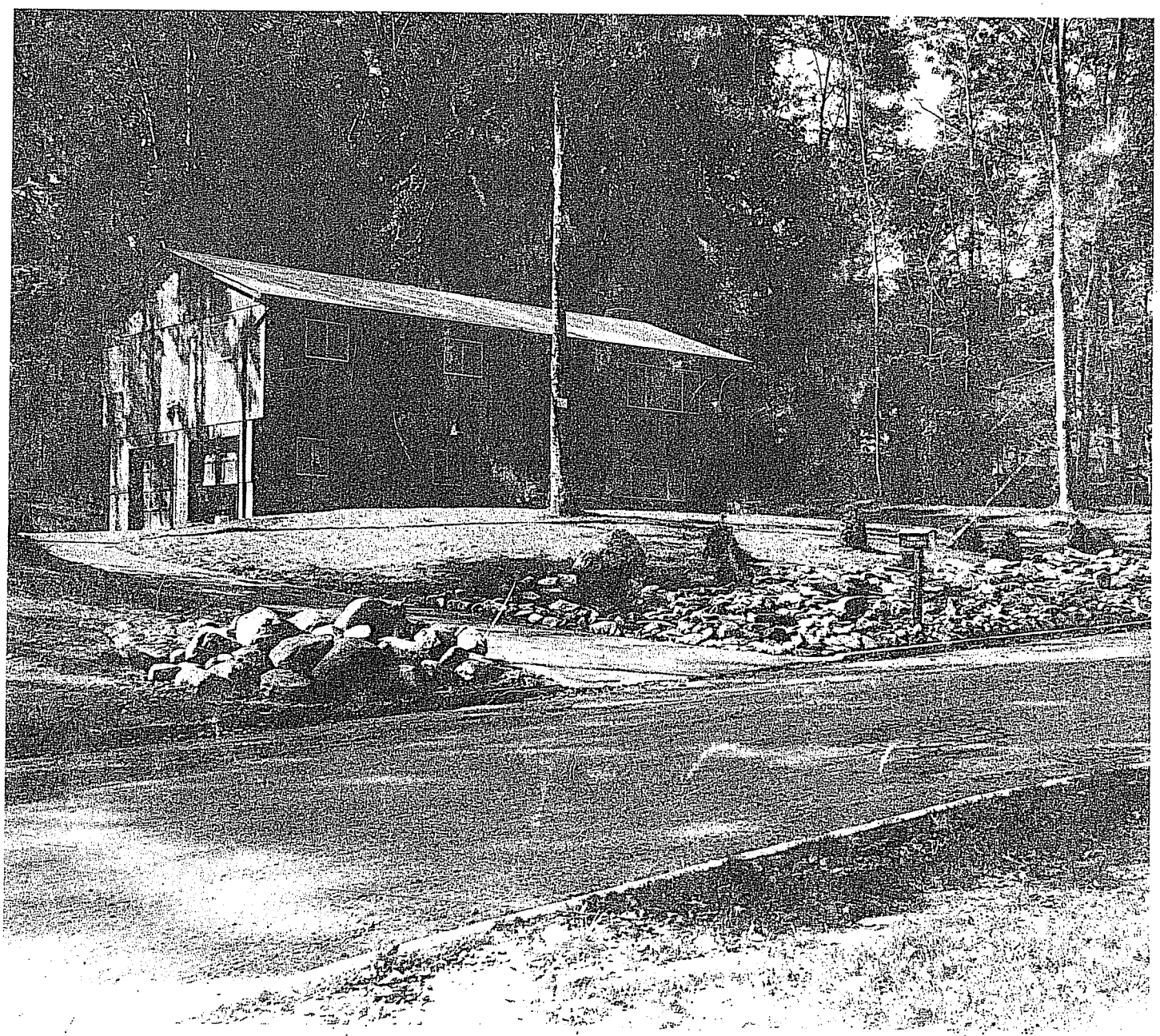
1.) Rockland County Soil Survey
2.) Deep Hole and Percolation testing on 12-3-25

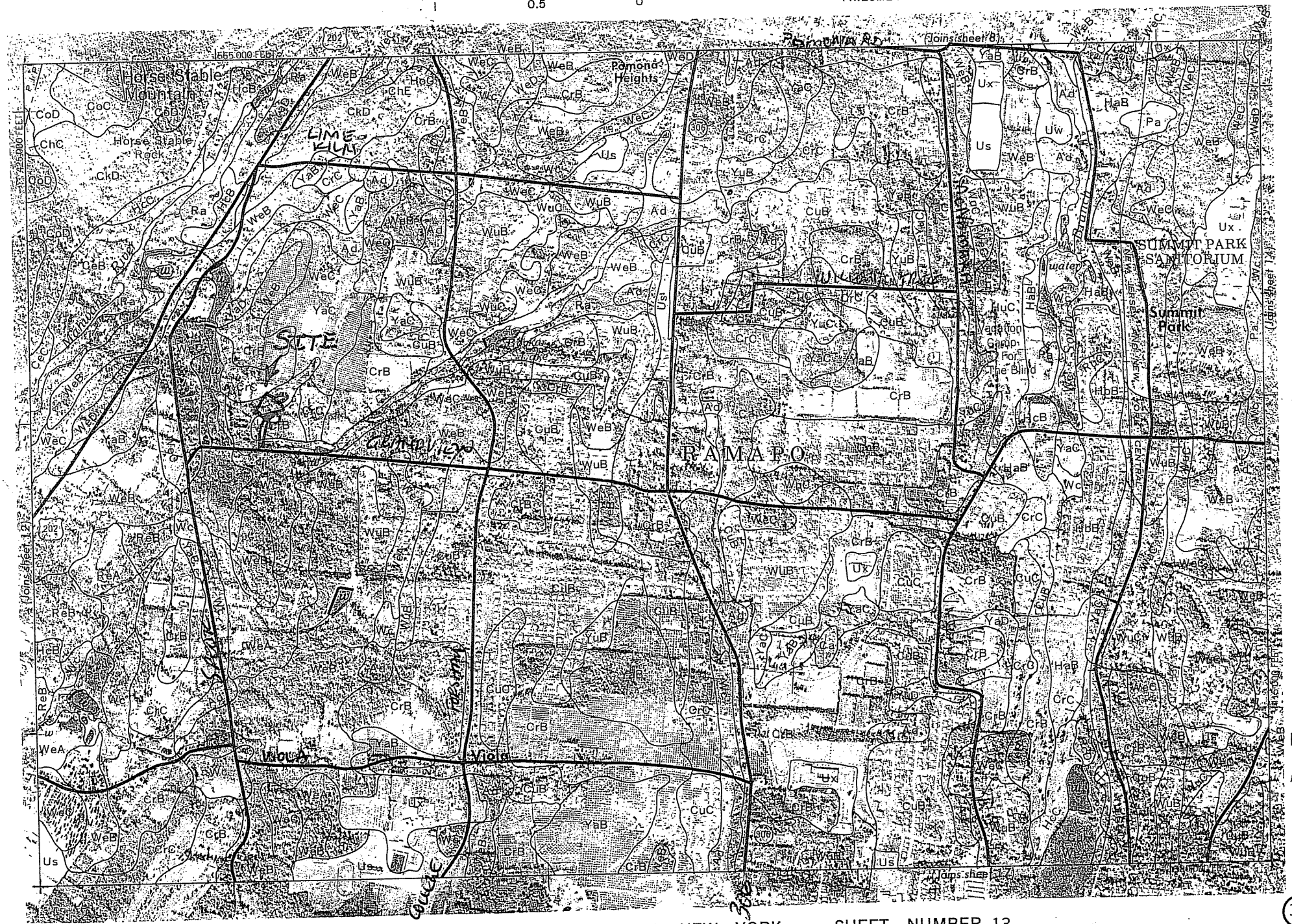
United States
Department of
Agriculture

Soil
Conservation
Service

In cooperation with
Cornell University
Agricultural Experiment
Station

Soil Survey of Rockland County, New York





SOIL SURVEY OF ROCKLAND COUNTY, NEW YORK — SHEET NUMBER 13

13

TABLE 19.--SOIL AND WATER FEATURES

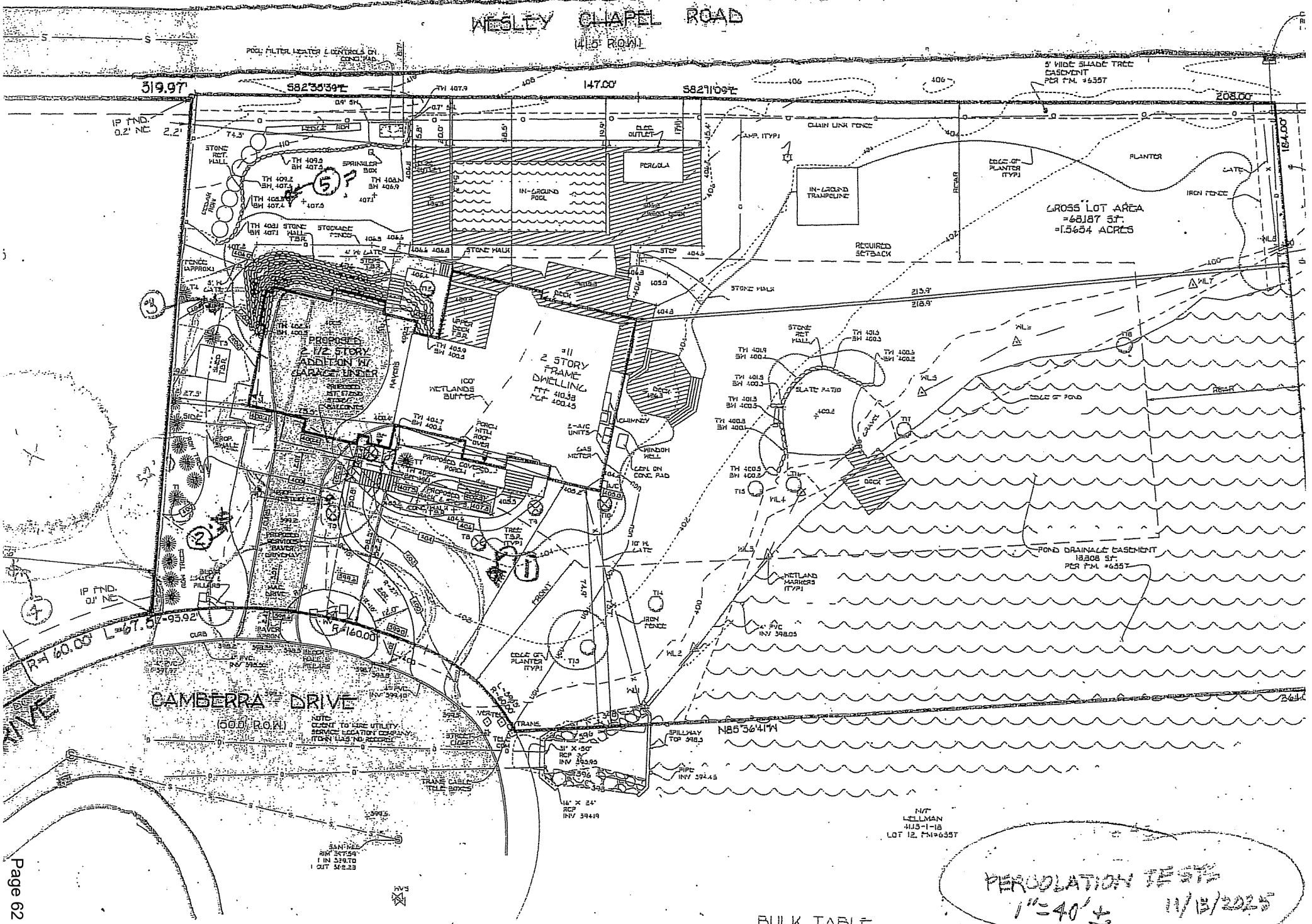
("Flooding" and "water table" and terms such as "occasional," "brief," "apparent," and "perched" are explained in the text. The symbol < means less than; > means more than. Absence of an entry indicates that the feature is not a concern or that data were not estimated)

Soil name and map symbol	Hydrologic group	Flooding			High water table			Bedrock		Potential frost action	Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness		Uncoated steel	Concrete
					Ft			In				
Aa---------- Adrian	A/D	None--------	---	---	+1-1.0	Apparent	Nov-May	>60	---	High-----	High-----	Moderate.
Ad---------- Alden	D	None--------	---	---	+1-0.5	Apparent	Nov-Jun	>60	---	High-----	High-----	Low.
Ca---------- Carlisle	A/D	None--------	---	---	+.5-1.0	Apparent	Sep-Jun	>60	---	High-----	High-----	Low.
CeB, CeC, CeD, ChC, ChE, ChF---- Charlton	B	None--------	---	---	>6.0	---	---	>60	---	Low------	Low------	High.
CkC*, CkD*: Charlton--------- Rock outcrop.	B	None--------	---	---	>6.0	---	---	>60	---	Low------	Low------	High.
CmB*, CmD*: Charlton--------- Urban land.	B	None--------	---	---	>6.0	---	---	>60	---	Low------	Low------	High.
CoC*, CoD*: Chatfield-------- Rock outcrop.	B	None--------	---	---	>6.0	---	---	20-40	Hard	Moderate	Low------	Moderate.
CrB, CrC---------- Cheshire	B	None--------	---	---	>6.0	---	---	>60	---	Low------	Low------	High.
CuB*, CuC*: Cheshire--------- Urban land.	B	None--------	---	---	>6.0	---	---	>60	---	Low------	Low------	High.
Fh*: Fluvaquents. Medisaprists.												

See footnote at end of table.

	Hydrologic group	Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Potential frost action	Uncoated steel	Concrete
					Ft			In				
Pt*, Pv*. Pits												
Ra---------- Rippowam	C	Frequent----	Brief-----	Oct-May	0-1.5	Apparent	Sep-Jun	>60	---	High-----	High-----	High.
ReA, ReB, ReC, ReD---------- Riverhead	B	None--------	---	---	>6.0	---	---	>60	---	Moderate	Low------	High.
RuB*, RuC*, RuD*: Riverhead--------	B	None--------	---	---	>6.0	---	---	>60	---	Moderate	Low------	High.
Urban land.												
Sa---------- Sloan	B/D	Occasional	Brief-----	Nov-Jun	0-1.0	Apparent	Nov-Jun	>60	---	High-----	High-----	Low.
Ur*, Us, Uw. Udorthents												
Ux*. Urban land												
Wa---------- Wallington	C	None--------	---	---	0.5-1.5	Perched	Jan-Apr	>60	---	High-----	High-----	Moderate.
Wc---------- Watchaug	B	None--------	---	---	1.5-2.5	Apparent	Nov-Apr	>60	---	High-----	Low------	High.
WeA, WeB, WeC, WeD---------- Wethersfield	C	None--------	---	---	1.5-2.5	Perched	Feb-Apr	>60	---	Moderate	Low------	Moderate.
WuB*, WuC*, WuD*: Wethersfield-----	C	None--------	---	---	1.5-2.5	Perched	Feb-Apr	>60	---	Moderate	Low------	Moderate.
Urban land.												
YaB, YaC, YaD----- Yalesville	C	None--------	---	---	>6.0	---	---	20-40	Hard	Low------	Low------	Moderate.
YuB*, YuC*, YuD*: Yalesville-------	C	None--------	---	---	>6.0	---	---	20-40	Hard	Low------	Low------	Moderate.
Urban land.												

* See description of the map unit for composition and behavior characteristics of the map unit.



ZONE: R-30 GROUP:	MINIMUM LOT AREA	LOT FRONTAGE FEET	LOT WIDTH FEET	MIN. EFFECTIVE SQUARE FEET	FRONT YARD FEET	SIDE YARD FEET	TOTAL SIDE YARD FEET	REAR YARD FEET	MAXIMUM IMPERVIOUS SURFACE RATIO	MAXIMUM F.V. IMP. SURFACE RATIO	MAXIMUM BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT STORIES	MAXIMUM BUILDING HEIGHT FEET	MAXIMUM SPECIED BUILDING HEIGHT
REQUIRED	30,000	100	130	130	50	30	75	50	0.20	0.15/0.22	0.10	2.5	25	40

Sparaco Engineering and Land Surveying PC
26 Fireman Memorial Drive - Suite 210
Pomona, NY 10970
Phone: (845) 362-1966
Fax: (845) 362-1987
Email. info@selsny.com

Test Hole Log

Site: 11 Canberra Drive
Job #
Date: 12/3/25
Name: Sean Kinsley
Weather Cond.: 34' Sunny
Sheet No: 1 | 2

DEPTH FEET	DEPTH INCHES	TEST HOLE #1	TEST HOLE #2	TEST HOLE #3	TEST HOLE #4	TEST HOLE	TEST HOLE
1	3	Topsoil	Topsoil	Topsoil	Top Soil		
	6						
	9						
	12						
2	15	Gravely Loam Some Boulders	Gravely Loam	Sandy Gravely Loam Cobbles	Sandy Gravely Loam		
	18						
	21						
	24						
3	27						
	30						
	33						
	36						
4	39	Perc	Perc	Perc	Perc		
	42						
	45						
	48						
5	51	Sandy Gravely Loam					
	54						
	57						
	60						
6	63		Rock No Water		Rock No Water		
	66						
	69						
	72						
7	75						
	78						
	81						
	84						
PERC. RATE							
DEPTH TO G. W.							

Notes:

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Pomona, NY 10970
Phone: (845) 362-1966
Fax: (845) 362-1987
Email: info@selsny.com

Test Hole Log

Site: 11 Camphora Drive
Job #
Date: 12/3/25
Name:
Weather Cond.: 34° Sunny
Sheet No: 2 | 2

DEPTH FEET	DEPTH INCHES	TEST HOLE #1	TEST HOLE #2	TEST HOLE #3	TEST HOLE	TEST HOLE	TEST HOLE
8	87	✓ Red Rock		✓ Water			
	90						
	93	Water Seep					
	96						
9	99						
	102						
	105						
	108						
10	111						
	114						
	117						
	120						
11	123						
	126						
	129						
	132						
12	135						
	138						
	141						
	144						
13	147						
	150						
	153						
	156						
14	159						
	162						
	165						
	168						
PERC. RATE							
DEPTH TO G. W.							

Notes:

NEW YORK STATE DEPARTMENT OF HEALTH

Bureau of Community Sanitation and Food Protection

Percolation Test Data

See instructions on reverse side.

Development/Site: 11 Cambero Drive (T/V/C) County:

Date : Test Conducted By:

Test Hole No.	Test Hole Depth (Inches)	Lot No.	Soil Profile	Presoaking Date & Time	Time	Percolation Test Runs 1	2	3	4	5	6
#1	48"		See Soil Log	2" above 12/3/25 11:43	END	12:05	12:21	12:40	12:59		
					BEGIN	11:53	12:07	12:24	12:42		
					RESULT	12 min	14 min	16 min	17 min		
#2	48"		" " "	2" above 12/3/25 12:28	END	12:56	13:21	13:39	13:59		
					BEGIN	12:44	13:07	13:23	13:43		
					RESULT	12 min	14 min	16 min	16 min		
#3	48"		" " "	2" above 12/3/25 12:32	END	12:46	12:52	13:03	13:10		
					BEGIN	12:45	12:47	12:57	13:04		
					RESULT	1 min	5 min	6 min	6 min		
#4	48"		" " "	2" above 12/3/25 13:28	END	14:06	14:12	14:17			
					BEGIN	14:02	14:08	14:13			
					RESULT	4 min	4 min	4 min			
					END		4:30 SW	4:37 SW			
					BEGIN						
					RESULT						
					END						
					BEGIN						
					RESULT						

1. Begin time, end time and result in mintes for a water elevation change from 6" to 5" above the bottom of the test hole.

SPARACO & YOUNGBLOOD, PLLC
18 NORTH MAIN STREET
HARRIMAN, NY 10926
845-782-8543

Worksheet 2: Runoff Curve Number and Runoff

Project: **9 & 11 Camberra Drive** By: SMS Date: **19-May-26**
Job Number: **YB-4660**
Location: **Wesley Hills, NY** Checked: Date:

Shade one: Existing Developed CN for Sub-basin: *SITE-1*

1. Runoff Curve Number (CN)

Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected / connected impervious area ratio)	CN Table 2-2	CN Figure 2.3	CN Figure 2.4	Area ■ acres □ mi² □ %	Product of CN X AREA
B	Woods - Good Condition	55			0.1	5.5
B	Lawn / Open Space - Good Condition	61			1.92	117.12
B	Pond Area	98			0.44	43.12
	Impervious Surfaces	98			0.31	30.38
				Totals =	2.77	196.12

CN (weighted) = total product / total area = 196.12 / 2.77 = 70.80144404

Use CN = 71

2. Runoff

Storm #1	Storm #2	Storm #3

Frequency. . . . . yr.
Rainfall, P (24 - hour) . . . . . in.
Runoff, Q . . . . . in.

(Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

SPARACO & YOUNGBLOOD, PLLC
18 NORTH MAIN STREET
HARRIMAN, NY 10926
845-782-8543

Worksheet 2: Runoff Curve Number and Runoff

Project: **9 & 11 Camberra Drive** By: SMS Date: **19-May-26**
Job Number: **YB-4660**
Location: **Wesley Hills, NY** Checked: Date:

Shade one: Existing [Developed] CN for Sub-basin: *SITE-1*

1. Runoff Curve Number (CN)

Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected / connected impervious area ratio)	CN Table 2-2	CN Figure 2.3	CN Figure 2.4	Area ■ acres □ mi² □ %	Product of CN X AREA
B	Woods - Good Condition	55			0.1	5.5
B	Lawn / Open Space - Good Condition	61			1.8	109.8
B	Pond Area	98			0.44	43.12
	Impervious Surfaces	98			0.12	11.76
				Totals =	2.46	170.18

CN (weighted) = total product / total area = 170.18 / 2.46 = 69.17886179

Use CN = **69**

2. Runoff

Storm # 1	Storm # 2	Storm # 3

Frequency. . . . . yr.
Rainfall, P (24 - hour) . . . . . in.
Runoff, Q . . . . . in.

(Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

SPARACO & YOUNGBLOOD, PLLC
18 NORTH MAIN STREET
HARRIMAN, NY 10926
845-782-8543

Worksheet 2: Runoff Curve Number and Runoff

Project: **9 & 11 Camberra Drive** By: SMS Date: **19-May-26**
Job Number: **YB-4660**
Location: **Wesley Hills, NY** Checked: Date:

Shade one: Existing [Developed] CN for Sub-basin: *Site-2*

1. Runoff Curve Number (CN)

Soil name and hydrologic group (appendix A)	Cover Description (cover type, treatment, and hydrologic condition; percent impervious; unconnected / connected impervious area ratio)	CN Table 2-2	CN Figure 2.3	CN Figure 2.4	Area ■ acres □ mi² □ %	Product of CN X AREA
B	Woods - Good Condition	55			0	0
B	Lawn / Open Space - Good Condition	61			0.04	2.44
C	Woods - Good Condition	70			0	0
C	Lawn / Open Space - Good Condition	74			0	0
D	Woods - Good Condition	77			0	0
D	Lawn / Open Space - Good Condition	80			0	0
	Impervious Surfaces	98			0.27	26.46
				Totals =	0.31	28.9

CN (weighted) = total product / total area = 28.9 / 0.31 = 93.22580645

Use CN = **93**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency	yr.			
Rainfall, P (24 - hour)	in.			
Runoff, Q	in.			

(Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

SPARACO & YOUNGBLOOD, PLLC
18 North Main Street
Harriman, NY 10926
845-782-8543

Project: 9 & 11 Camberra	By: SMS
Location: Wesley Hills, NY	Date 26-May-26
JOB # YB-4660	Sub-Area: ***SITE-2***

AREA/VOLUME CALCULATIONS FOR POROUS PAVERS/PAVEMENT:

STAGE (elev. In ft.)	Area of pervious pav't (sq. feet)	Area of pervious pav (ac)	Area w/40% porosity (sq. feet)	Area system w/40% porosity (ac-ft)	Volume System w/40% porosity (ac-ft)	Cumulative Volume (ac-ft)
396.10	3220.00	0.0739	1288	0.0296	0.0296	0.0296
397.10	3220.00	0.0739	1288	0.0296	0.0296	0.0591
398.10	3220.00	0.0739	1288	0.0296	0.0296	0.0887

Outflow:

Stage 0.1 Only

Seepage Area (A) = Exterior Area of Base

Stages 1-8

Seepage Area (A) = Sum (Previous Seepage Area)

Percolation Rate (V) = 1 inch per 14 Minutes
= 0.000099 ft/sec

Outflow Rate (Q) = Seepage Area (A) x Percolation Rate (V)

Percolation Outflow: **STAGE VS. OUTFLOW**

Stage	*Elev*	*Seepage Area (ft^2)*	*Percolation Rate (feet/sec)*	*Outflow Rate (cfs)*
0	396.10	1,288.0	0.000099	0.12778
0.5	396.60	1,288.0	0.000099	0.12778
. 1	396.80	1,288.0	0.000099	0.12778

Hec-1 Analyses:

1.) 24-hour Extreme Precipitation reference
2.) Existing Conditions Hec-1 Model
3.) Developed Conditions Hec-1 Model

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	
Location	
Latitude	41.153 degrees North
Longitude	74.095 degrees West
Elevation	120 feet
Date/Time	Tue May 19 2026 15:00:42 GMT-0400 (Eastern Daylight Time)

YB-9660

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day
1yr	0.33	0.51	0.64	0.83	1.04	1.30	**1yr**	0.90	1.22	1.48	1.83	2.24	2.75	3.17	**1yr**	2.43	3.05
2yr	0.41	0.62	0.77	1.01	1.26	1.57	**2yr**	1.09	1.48	1.80	2.22	2.73	3.35	3.79	**2yr**	2.97	3.65
5yr	0.46	0.72	0.91	1.21	1.55	1.96	**5yr**	1.34	1.82	2.26	2.79	3.43	4.20	4.80	**5yr**	3.72	4.62
10yr	0.52	0.81	1.02	1.39	1.81	2.30	**10yr**	1.56	2.13	2.67	3.31	4.08	4.99	5.74	**10yr**	4.41	5.52
25yr	0.59	0.95	1.21	1.67	2.22	2.86	**25yr**	1.92	2.63	3.33	4.16	5.13	6.26	7.27	**25yr**	5.54	6.99
50yr	0.67	1.08	1.38	1.93	2.60	3.38	**50yr**	2.24	3.08	3.95	4.94	6.09	7.44	8.70	**50yr**	6.58	8.36
100yr	0.75	1.22	1.57	2.23	3.04	3.99	**100yr**	2.63	3.62	4.67	5.87	7.24	8.84	10.41	**100yr**	7.82	10.0
200yr	0.86	1.40	1.81	2.59	3.57	4.70	**200yr**	3.08	4.25	5.53	6.95	8.61	10.52	12.47	**200yr**	9.31	11.9
500yr	1.02	1.67	2.18	3.15	4.41	5.86	**500yr**	3.80	5.27	6.91	8.73	10.82	13.25	15.84	**500yr**	11.72	15.2

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day
1yr	0.29	0.44	0.54	0.73	0.90	1.14	**1yr**	0.77	1.11	1.28	1.62	2.05	2.40	2.66	**1yr**	2.12	2.55

```
1*****************************************
*****************************************
 *                                       *
 *                                       *
 *   FLOOD HYDROGRAPH PACKAGE  (HEC-1)   *
 *                                       *
 *              MAY   1991               *
 *                                       *
 *           VERSION 4.0.1U              *
 *                                       *
 *     Lahey F77L-EM/32 version 5.01     *
 *                                       *
 *       Dodson & Associates, Inc.       *
 *                                       *
 *  RUN DATE  05/19/26  TIME  15:06:05   *
 *                                       *
 *****************************************
*****************************************
```

```
*                                       *
*    U.S. ARMY CORPS OF ENGINEERS       *
*    HYDROLOGIC ENGINEERING CENTER      *
*         609 SECOND STREET             *
*       DAVIS, CALIFORNIA 95616         *
*           (916) 551-1748              *
*                                       *
```

9 & 11 CAMBERRA DRIVE YB# 4660: EXISTING CONDITIONS HEC-1 ANALYSIS

```
X     X  XXXXXXX   XXXXX           X
X     X  X        X     X        XX
X     X  X        X                X
XXXXXXX  XXXX     X        XXXXX   X
X     X  X        X                X
X     X  X        X     X          X
X     X  XXXXXXX   XXXXX          XXX
```

THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1GS, HEC1DB, AND HEC1KW.

THE DEFINITIONS OF VARIABLES -RTIMP- AND -RTIOR- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE.
THE DEFINITION OF -AMSKK- ON RM-CARD WAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION
NEW OPTIONS: DAMBREAK OUTFLOW SUBMERGENCE , SINGLE EVENT DAMAGE CALCULATION, DSS:WRITE STAGE FREQUENCY,
DSS:READ TIME SERIES AT DESIRED CALCULATION INTERVAL LOSS RATE:GREEN AND AMPT INFILTRATION
KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

1 HEC-1 INPUT PAGE 1

```
LINE          ID.....1.....2.....3.....4.....5.....6.....7.....8.....9.....10

   1          ID                    ~~~~~~~~~~~~~input file:EX.ih1~~~~~~~~~~~~~
   2          ID
   3          ID       HYDROLOGY FOR: 9 & 11 CAMBERRA DRIVE, WESLEY HILLS, NY (YB #4660)
   4          ID                      TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK
   5          ID                      DATE: 5-19-26
   6          ID
   7          ID       ANALYSIS PREPARED BY: SPARACO & YOUNGBLOOD, PLLC
   8          ID
   9          ID  ANALYSIS PARAMETERS:
  10          ID  EXISTING CONDITIONS RUN
  11          ID  STORM RECURRENCE INTERVALS = 1, 2, 5, 10, 25 & 100 YEAR
  12          ID  HYDROGRAPH METHOD:           SCS
  13          ID  RAINFALL DISTRIBUTION:       SCS TYPE III
  14          ID
  15          ID  24 HOUR RAINFALL DATA:
  16          ID  1 YEAR: 2.75 INCHES
  17          ID  2 YEAR: 3.35 INCHES
  18          ID  5 YEAR: 4.20 INCHES
  19          ID  10 YEAR: 4.99 INCHES
  20          ID  25 YEAR: 6.26 INCHES
  21          ID  100 YEAR: 8.84 INCHES
  22          ID
  23          ID
              *DIAGRAM
  24          IT     6       0       0     300
  25          IO     3       0
  26          JR    PREC    2.75    3.35    4.2    4.99    6.26    8.84

  27          KK  SITE-1SITE-1 RUNOFF TO PT.1
  28          KM
  29          KM  ************************************************************************
  30          KM  * DRAINAGE AREA = 2.77 AC = 0.0043 SQ. MI.      CN=71                    *
  31          KM  * TIME OF CONCENTRATION = 10 MIN = 0.167 HR x 0.6 (SCS LAG) = 0.100     *
  32          KM  ************************************************************************
  33          KM
  34          BA  0.0043
  35          PB      1
  36          IN      6
  37          PC      0   0.001   0.002   0.003   0.004   0.005   0.006   0.007   0.008   0.009
  38          PC  0.010   0.011   0.012   0.013   0.014   0.015   0.016   0.017   0.018   0.019
  39          PC  0.020   0.021   0.022   0.023   0.024   0.026   0.027   0.028   0.029   0.030
  40          PC 0.0305   0.031   0.032   0.034   0.035   0.036   0.037   0.038   0.040   0.041
  41          PC  0.042   0.043   0.045   0.046   0.047   0.049   0.050   0.051   0.053   0.054
  42          PC  0.055   0.057   0.058   0.060   0.061   0.063   0.064   0.066   0.067   0.069
```

43	PC	0.070	0.072	0.074	0.075	0.077	0.079	0.080	0.082	0.084	0.085
44	PC	0.087	0.089	0.091	0.093	0.095	0.097	0.100	0.103	0.106	0.109
45	PC	0.112	0.115	0.118	0.121	0.124	0.127	0.130	0.134	0.137	0.140
46	PC	0.144	0.148	0.151	0.155	0.159	0.163	0.167	0.171	0.176	0.180
47	PC	0.185	0.189	0.194	0.199	0.205	0.210	0.216	0.222	0.228	0.235
48	PC	0.242	0.250	0.258	0.266	0.276	0.287	0.298	0.312	0.328	0.363
49	PC	0.416	0.500	0.584	0.638	0.673	0.689	0.702	0.714	0.725	0.734
50	PC	0.743	0.751	0.758	0.766	0.772	0.779	0.785	0.790	0.796	0.801
51	PC	0.806	0.811	0.816	0.821	0.825	0.829	0.834	0.838	0.842	0.845
52	PC	0.849	0.853	0.857	0.860	0.864	0.867	0.870	0.874	0.877	0.880
53	PC	0.886	0.889	0.892	0.895	0.898	0.900	0.903	0.906	0.908	0.910

LINE	ID.....1.....2.....3.....4.....5.....6.....7.....8.....9.....10										
54	PC	0.911	0.913	0.915	0.917	0.919	0.920	0.922	0.924	0.925	0.927
55	PC	0.929	0.930	0.932	0.933	0.935	0.936	0.938	0.939	0.941	0.942
56	PC	0.944	0.945	0.946	0.948	0.949	0.951	0.952	0.953	0.955	0.956
57	PC	0.957	0.958	0.960	0.961	0.962	0.963	0.965	0.966	0.967	0.968
58	PC	0.969	0.971	0.972	0.973	0.974	0.975	0.976	0.977	0.978	0.979
59	PC	0.981	0.982	0.983	0.984	0.985	0.986	0.987	0.988	0.989	0.990
60	PC	0.991	0.992	0.993	0.994	0.995	0.996	0.997	0.998	0.999	1.000
61	LS	1	71								
62	UD	0.1									
63	ZZ										

1 SCHEMATIC DIAGRAM OF STREAM NETWORK

INPUT LINE (V) ROUTING (---->) DIVERSION OR PUMP FLOW

NO. (.) CONNECTOR (<---) RETURN OF DIVERTED OR PUMPED FLOW

27 SITE-1

(***) RUNOFF ALSO COMPUTED AT THIS LOCATION

1**********

****

* *

* FLOOD HYDROGRAPH PACKAGE (HEC-1) *

* MAY 1991 *

* VERSION 4.0.1U *

* Lahey F77L-EM/32 version 5.01 *

* Dodson & Associates, Inc. *

* RUN DATE 05/19/26 TIME 15:06:05 *

* *

****

****

* *

* U.S. ARMY CORPS OF ENGINEERS

* HYDROLOGIC ENGINEERING CENTER

* 609 SECOND STREET

* DAVIS, CALIFORNIA 95616

* (916) 551-1748

* *

~~~~~~~~~~~~~~input file:EX.ih1~~~~~~~~~~~~~~

HYDROLOGY FOR: 9 & 11 CAMBERRA DRIVE, WESLEY HILLS, NY (YB #4660)
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK
DATE: 5-19-26

ANALYSIS PREPARED BY: SPARACO & YOUNGBLOOD, PLLC

ANALYSIS PARAMETERS:
EXISTING CONDITIONS RUN
STORM RECURRENCE INTERVALS = 1, 2, 5, 10, 25 & 100 YEAR
HYDROGRAPH METHOD: SCS
RAINFALL DISTRIBUTION: SCS TYPE III

24 HOUR RAINFALL DATA:
1 YEAR: 2.75 INCHES
2 YEAR: 3.35 INCHES
5 YEAR: 4.20 INCHES
10 YEAR: 4.99 INCHES
25 YEAR: 6.26 INCHES
100 YEAR: 8.84 INCHES

25 IO OUTPUT CONTROL VARIABLES

IPRNT		3	PRINT CONTROL
IPLOT		0	PLOT CONTROL
QSCAL		0.	HYDROGRAPH PLOT SCALE

IT HYDROGRAPH TIME DATA

NMIN		6	MINUTES IN COMPUTATION INTERVAL
IDATE	1	0	STARTING DATE
ITIME		0000	STARTING TIME
NQ		300	NUMBER OF HYDROGRAPH ORDINATES
NDDATE	2	0	ENDING DATE
NDTIME		0554	ENDING TIME
ICENT		19	CENTURY MARK
~~~~~~~~~~~~~~

```
                COMPUTATION INTERVAL    0.10 HOURS
                   TOTAL TIME BASE   29.90 HOURS

          ENGLISH UNITS
               DRAINAGE AREA          SQUARE MILES
               PRECIPITATION DEPTH    INCHES
               LENGTH, ELEVATION      FEET
               FLOW                   CUBIC FEET PER SECOND
               STORAGE VOLUME         ACRE-FEET
               SURFACE AREA           ACRES
               TEMPERATURE            DEGREES FAHRENHEIT

     JP          MULTI-PLAN OPTION
                      NPLAN           1  NUMBER OF PLANS

     JR          MULTI-RATIO OPTION
                    RATIOS OF PRECIPITATION
                    2.75      3.35      4.20      4.99      6.26      8.84

*** *** *** *
```

			6-HR	24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
		(CFS)				
+ 0.	0.10		0.	0.	0.	0.
		(INCHES)	0.000	0.000	0.000	0.000
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

*** *** *** *** ***

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 2.75

TOTAL RAINFALL = 2.75, TOTAL LOSS = 2.23, TOTAL EXCESS = 0.52

PEAK FLOW	TIME		MAXIMUM AVERAGE FLOW			
			6-HR	24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
		(CFS)				
+ 1.	12.30		0.	0.	0.	0.
		(INCHES)	0.424	0.525	0.525	0.525
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

*** *** *** *** ***

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 3.35

TOTAL RAINFALL = 3.35, TOTAL LOSS = 2.49, TOTAL EXCESS = 0.86

PEAK FLOW	TIME		MAXIMUM AVERAGE FLOW			
			6-HR	24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
		(CFS)				
+ 2.	12.30		0.	0.	0.	0.
		(INCHES)	0.708	0.858	0.858	0.858
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

*** *** *** *** ***

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 4.20

TOTAL RAINFALL = 4.20, TOTAL LOSS = 2.79, TOTAL EXCESS = 1.41

PEAK FLOW	TIME		MAXIMUM AVERAGE FLOW			
			6-HR	24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
		(CFS)				
+ 3.	12.30		1.	0.	0.	0.
		(INCHES)	1.171	1.406	1.406	1.406
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

*** *** *** *** ***

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 4.99

TOTAL RAINFALL = 4.99, TOTAL LOSS = 3.02, TOTAL EXCESS = 1.97

PEAK FLOW	TIME		MAXIMUM AVERAGE FLOW			
			6-HR	24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
		(CFS)				
+ 5.	12.30		1.	0.	0.	0.
		(INCHES)	1.644	1.972	1.972	1.972
		(AC-FT)	0.	0.	0.	0.

CUMULATIVE AREA = 0.00 SQ MI

*** *** *** *** ***

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 6.26

TOTAL RAINFALL = 6.26, TOTAL LOSS = 3.30, TOTAL EXCESS = 2.96

PEAK FLOW	TIME		MAXIMUM AVERAGE FLOW			
			6-HR	24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
		(CFS)				
+ 7.	12.30		1.	0.	0.	0.
		(INCHES)	2.461	2.961	2.961	2.961

(AC-FT)	1.	1.	1.	1.

CUMULATIVE AREA = 0.00 SQ MI

*** *** *** *** ***

HYDROGRAPH AT STATION SITE-1
FOR PLAN 1, RATIO = 8.84

TOTAL RAINFALL = 8.84, TOTAL LOSS = 3.69, TOTAL EXCESS = 5.15

PEAK FLOW	TIME	MAXIMUM AVERAGE FLOW			
		6-HR	24-HR	72-HR	29.90-HR
(CFS)	(HR)				
		(CFS)			
13.	12.20	2.	1.	0.	0.
		(INCHES) 4.241	5.155	5.155	5.155
		(AC-FT) 1.	1.	1.	1.

CUMULATIVE AREA = 0.00 SQ MI

1

PEAK FLOW AND STAGE (END-OF-PERIOD) SUMMARY FOR MULTIPLE PLAN-RATIO ECONOMIC COMPUTATIONS
FLOWS IN CUBIC FEET PER SECOND, AREA IN SQUARE MILES
VOLUME IN ACRE-FEET, TIME TO PEAK IN HOURS

					RATIOS APPLIED TO PRECIPITATION					
OPERATION	STATION	AREA	PLAN		RATIO 1	RATIO 2	RATIO 3	RATIO 4	RATIO 5	RATIO 6
					2.75	3.35	4.20	4.99	6.26	8.84
HYDROGRAPH AT										
SITE-1		0.004	1	FLOW	1.06	1.95	3.37	4.80	7.24	12.76
				TIME	12.30	12.30	12.30	12.30	12.30	12.20
				VOLUME	0.12	0.20	0.32	0.45	0.68	1.18

*** NORMAL END OF HEC-1 ***

```
1*****************************************
*****************************************
*                                       *
*                                       *
*   FLOOD HYDROGRAPH PACKAGE  (HEC-1)   *
*                                       *
*              MAY   1991               *
*                                       *
*           VERSION 4.0.1U              *
*                                       *
*     Lahey F77L-EM/32 version 5.01     *
*                                       *
*       Dodson & Associates, Inc.       *
*                                       *
*  RUN DATE 05/19/26  TIME  15:57:03    *
*                                       *
*****************************************
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*                                       *
*    U.S. ARMY CORPS OF ENGINEERS       *
*    HYDROLOGIC ENGINEERING CENTER      *
*       609 SECOND STREET               *
*       DAVIS, CALIFORNIA 95616         *
*            (916) 551-1748             *
```

9 & 11 CAMBERRA DRIVE YB# 4660: DEVELOPED CONDITIONS HEC-1 ANALYSIS

```
X     X  XXXXXXX   XXXXX          X
X     X  X        X     X        XX
X     X  X        X              X
XXXXXXX  XXXX     X        XXXXX X
X     X  X        X              X
X     X  X        X     X        X
X     X  XXXXXXX   XXXXX        XXX
```

THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1GS, HEC1DB, AND HEC1KW.

THE DEFINITIONS OF VARIABLES -RTIMP- AND -RTIOR- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE.
THE DEFINITION OF -AMSKK- ON RM-CARD WAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION
NEW OPTIONS: DAMBREAK OUTFLOW SUBMERGENCE , SINGLE EVENT DAMAGE CALCULATION, DSS:WRITE STAGE FREQUENCY,
DSS:READ TIME SERIES AT DESIRED CALCULATION INTERVAL LOSS RATE:GREEN AND AMPT INFILTRATION
KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

1 HEC-1 INPUT PAGE 1

```
LINE          ID.....1.....2.....3.....4.....5.....6.....7.....8.....9.....10

   1          ID                    ~~~~~~~~~~~~~input file:DEV.ih1~~~~~~~~~~~~~
   2          ID
   3          ID       HYDROLOGY FOR: 9 & 11 CAMBERRA DRIVE, WESLEY HILLS, NY (YB #4660)
   4          ID                      TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK
   5          ID                      DATE: 5-19-26
   6          ID
   7          ID       ANALYSIS PREPARED BY: SPARACO & YOUNGBLOOD, PLLC
   8          ID
   9          ID  ANALYSIS PARAMETERS:
  10          ID  DEVELOPED CONDITIONS RUN
  11          ID  STORM RECURRENCE INTERVALS = 1, 2, 5, 10, 25 & 100 YEAR
  12          ID  HYDROGRAPH METHOD:          SCS
  13          ID  RAINFALL DISTRIBUTION:      SCS TYPE III
  14          ID
  15          ID  24 HOUR RAINFALL DATA:
  16          ID  1 YEAR: 2.75 INCHES
  17          ID  2 YEAR: 3.35 INCHES
  18          ID  5 YEAR: 4.20 INCHES
  19          ID  10 YEAR: 4.99 INCHES
  20          ID  25 YEAR: 6.26 INCHES
  21          ID  100 YEAR: 8.84 INCHES
  22          ID
  23          ID
              *DIAGRAM
  24          IT       6       0       0     300
  25          IO       3       0
  26          JR    PREC    2.75    3.35    4.2    4.99    6.26    8.84

  27          KK  SITE-1SITE-1 RUNOFF TO PT.1
  28          KM
  29          KM  ************************************************************************
  30          KM  * DRAINAGE AREA = 2.46 AC = 0.0038 SQ. MI.      CN=69                *
  31          KM  * TIME OF CONCENTRATION = 10 MIN = 0.167 HR x 0.6 (SCS LAG) = 0.100   *
  32          KM  ************************************************************************
  33          KM
  34          BA  0.0038
  35          PB       1
  36          IN       6
  37          PC       0   0.001   0.002   0.003   0.004   0.005   0.006   0.007   0.008   0.009
  38          PC   0.010   0.011   0.012   0.013   0.014   0.015   0.016   0.017   0.018   0.019
  39          PC   0.020   0.021   0.022   0.023   0.024   0.026   0.027   0.028   0.029   0.030
  40          PC  0.0305   0.031   0.032   0.034   0.035   0.036   0.037   0.038   0.040   0.041
  41          PC   0.042   0.043   0.045   0.046   0.047   0.049   0.050   0.051   0.053   0.054
  42          PC   0.055   0.057   0.058   0.060   0.061   0.063   0.064   0.066   0.067   0.069
  43          PC   0.070   0.072   0.074   0.075   0.077   0.079   0.080   0.082   0.084   0.085
  44          PC   0.087   0.089   0.091   0.093   0.095   0.097   0.100   0.103   0.106   0.109
```

```
          45          PC   0.112   0.115   0.118   0.121   0.124   0.127   0.130   0.134   0.137   0.140
          46          PC   0.144   0.148   0.151   0.155   0.159   0.163   0.167   0.171   0.176   0.180
          47          PC   0.185   0.189   0.194   0.199   0.205   0.210   0.216   0.222   0.228   0.235
          48          PC   0.242   0.250   0.258   0.266   0.276   0.287   0.298   0.312   0.328   0.363
          49          PC   0.416   0.500   0.584   0.638   0.673   0.689   0.702   0.714   0.725   0.734
          50          PC   0.743   0.751   0.758   0.766   0.772   0.779   0.785   0.790   0.796   0.801
          51          PC   0.806   0.811   0.816   0.821   0.825   0.829   0.834   0.838   0.842   0.845
          52          PC   0.849   0.853   0.857   0.860   0.864   0.867   0.870   0.874   0.877   0.880
          53          PC   0.886   0.889   0.892   0.895   0.898   0.900   0.903   0.906   0.908   0.910
1                                          HEC-1 INPUT                                                PAGE  2

        LINE          ID.....1.....2.....3.....4.....5.....6.....7.....8.....9.....10

          54          PC   0.911   0.913   0.915   0.917   0.919   0.920   0.922   0.924   0.925   0.927
          55          PC   0.929   0.930   0.932   0.933   0.935   0.936   0.938   0.939   0.941   0.942
          56          PC   0.944   0.945   0.946   0.948   0.949   0.951   0.952   0.953   0.955   0.956
          57          PC   0.957   0.958   0.960   0.961   0.962   0.963   0.965   0.966   0.967   0.968
          58          PC   0.969   0.971   0.972   0.973   0.974   0.975   0.976   0.977   0.978   0.979
          59          PC   0.981   0.982   0.983   0.984   0.985   0.986   0.987   0.988   0.989   0.990
          60          PC   0.991   0.992   0.993   0.994   0.995   0.996   0.997   0.998   0.999   1.000
          61          LS       1      69
          62          UD     0.1

          63          KK  SITE-2SITE-2 OVERFLOW RUNOFF TO PERVIOUS PAVER AREA AND THEN TOWARD PT.1
          64          KM
          65          KM  ************************************************************************
          66          KM  * DRAINAGE AREA = 0.31 AC = 0.0005 SQ. MI.       CN=98                *
          67          KM  * TIME OF CONCENTRATION = 5.0  MIN = 0.083 HR x 0.6 (SCS LAG) = 0.050 *
          68          KM  ************************************************************************
          69          KM
          70          BA  0.0005
          71          LS       1      98
          72          UD    0.05

          73          KK    SUB2APPLY 14 MINUTE PERC RATE FROM TESTING 12-3-25
          74          DT   PERC2             0.08
          75          DI    0.64    0.84    1.09    1.31    1.65    2.34
          76          DQ    0.56    0.76    1.01    1.23    1.57    2.26

          77          KK  ROUTE2ROUTING IN P.UNDERGROUND STOR. SYS.(SITE-2) VIA PROP. POROUS PAV'T
          78          KM
          79          KM  OUTLET STRUCTURE DATA: PERVIOUS PAVER AND STONE SUBBASE (2.0 FT DEEP)
          80          KM  ********************************************************************************
          81          KM  *  AREA PERMEABLE PAVEMENT = 3,220 SF     INV. 396.1
          82          KM  *  ASSUME 40% POROSITY PERMEABLE PAV'T = 3,220 * 0.4 = 1,288 SF OR 0.0296 AC/F
          83          KM  *  OUTFLOW: PERCOLATION ONLY: 14 MIN PERC RATE = 0.0798 CFS
          84          KM  ********************************************************************************
          85          KM
          86          RS       1    ELEV   396.1
          87          SV       0  0.0887
          88          SE   396.1   398.1
          89          SQ       0       0     0.1
          90          SE   396.1   398.1   398.2

          91          KK    PT.1COMBINE HYDROGRAPHS SITE-1 & ROUTE2
          92          HC       2
          93          ZZ
1
              SCHEMATIC DIAGRAM OF STREAM NETWORK

 INPUT
  LINE      (V) ROUTING          (--->) DIVERSION OR PUMP FLOW

   NO.      (.) CONNECTOR        (<---) RETURN OF DIVERTED OR PUMPED FLOW

    27      SITE-1
                .
                .
    63          .      SITE-2
                .          .
                .          .
    74          .          .-------->   PERC2
    73          .        SUB2
                .          V
                .          V
    77          .      ROUTE2
                .          .
                .          .
    91        PT.1.........

  (***) RUNOFF ALSO COMPUTED AT THIS LOCATION
1****************************************
****************************************
 *                                      *                                      *
 *                                      *                                      *
 *   FLOOD HYDROGRAPH PACKAGE  (HEC-1)  *                                      *    U.S. ARMY CORPS OF ENGINEERS
 *                                      *                                      *
 *               MAY   1991             *                                      *    HYDROLOGIC ENGINEERING CENTER
 *                                      *                                      *
 *            VERSION 4.0.1U            *                                      *          609 SECOND STREET
 *                                      *                                      *
 *     Lahey F77L-EM/32 version 5.01    *                                      *       DAVIS, CALIFORNIA 95616
 *                                      *                                      *
 *       Dodson & Associates, Inc.      *                                      *           (916) 551-1748
 *                                      *                                      *
```

```
 *  RUN DATE  05/19/26  TIME  15:57:03   *
 ****************************************
****************************************


                                    ~~~~~~~~~~~~~input file:DEV.ih1~~~~~~~~~~~~~~

                          HYDROLOGY FOR: 9 & 11 CAMBERRA DRIVE, WESLEY HILLS, NY (YB #4660)
                                         TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK
                                         DATE: 5-19-26

                          ANALYSIS PREPARED BY: SPARACO & YOUNGBLOOD, PLLC

                        ANALYSIS PARAMETERS:
                        DEVELOPED CONDITIONS RUN
                        STORM RECURRENCE INTERVALS = 1, 2, 5, 10, 25 & 100 YEAR
                        HYDROGRAPH METHOD:           SCS
                        RAINFALL DISTRIBUTION:       SCS TYPE III

                        24 HOUR RAINFALL DATA:
                        1 YEAR: 2.75 INCHES
                        2 YEAR: 3.35 INCHES
                        5 YEAR: 4.20 INCHES
                        10 YEAR: 4.99 INCHES
                        25 YEAR: 6.26 INCHES
                        100 YEAR: 8.84 INCHES


  25 IO          OUTPUT CONTROL VARIABLES
                       IPRNT           3  PRINT CONTROL
                       IPLOT           0  PLOT CONTROL
                       QSCAL          0.  HYDROGRAPH PLOT SCALE

     IT          HYDROGRAPH TIME DATA
                        NMIN           6  MINUTES IN COMPUTATION INTERVAL
                       IDATE      1    0  STARTING DATE
                       ITIME         0000  STARTING TIME
                          NQ          300  NUMBER OF HYDROGRAPH ORDINATES
                      NDDATE      2    0  ENDING DATE
                      NDTIME        0554  ENDING TIME
                       ICENT          19  CENTURY MARK

                    COMPUTATION INTERVAL     0.10 HOURS
                         TOTAL TIME BASE    29.90 HOURS

           ENGLISH UNITS
                DRAINAGE AREA          SQUARE MILES
                PRECIPITATION DEPTH    INCHES
                LENGTH, ELEVATION      FEET
                FLOW                   CUBIC FEET PER SECOND
                STORAGE VOLUME         ACRE-FEET
                SURFACE AREA           ACRES
                TEMPERATURE            DEGREES FAHRENHEIT

     JP           MULTI-PLAN OPTION
                       NPLAN           1  NUMBER OF PLANS

     JR           MULTI-RATIO OPTION
                     RATIOS OF PRECIPITATION
                    2.75      3.35      4.20      4.99      6.26      8.84


*** *** *** *
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```
 35 PB                STORM        1.00  BASIN TOTAL PRECIPITATION

 37 PI            INCREMENTAL PRECIPITATION PATTERN
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.01      0.00      0.01      0.00      0.01      0.01      0.01      0.01      0.01
                    0.01      0.01      0.01      0.01      0.01      0.01      0.01      0.02      0.03      0.05
                    0.08      0.08      0.05      0.03      0.02      0.01      0.01      0.01      0.01      0.01
                    0.01      0.01      0.01      0.01      0.01      0.01      0.00      0.01      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.01
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00

 61 LS            SCS LOSS RATE
                    STRTL       1.00  INITIAL ABSTRACTION
                   CRVNBR      69.00  CURVE NUMBER
                    RTIMP       0.00  PERCENT IMPERVIOUS AREA

 62 UD            SCS DIMENSIONLESS UNITGRAPH
                     TLAG       0.10  LAG

                                                                  ***
                                                                UNIT HYDROGRAPH
                                                              7 END-OF-PERIOD ORDINATES
                      9.       10.        3.        1.        0.        0.        0.

     TOTAL RAINFALL =    1.00, TOTAL LOSS =    1.00, TOTAL EXCESS =    0.00

   PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                      6-HR       24-HR       72-HR     29.90-HR
+    (CFS)        (HR)
                    (CFS)
+       0.       0.10                   0.          0.          0.          0.
                (INCHES)          0.000       0.000       0.000       0.000
                 (AC-FT)             0.          0.          0.          0.

                CUMULATIVE AREA =    0.00 SQ MI


       ***              ***              ***              ***              ***

                  HYDROGRAPH AT STATION   SITE-1
                    FOR PLAN 1, RATIO = 2.75

     TOTAL RAINFALL =    2.75, TOTAL LOSS =    2.26, TOTAL EXCESS =    0.49

   PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                      6-HR       24-HR       72-HR     29.90-HR
+    (CFS)        (HR)
                    (CFS)
+       1.      12.30                   0.          0.          0.          0.
                (INCHES)          0.396       0.491       0.491       0.491
                 (AC-FT)             0.          0.          0.          0.

                CUMULATIVE AREA =    0.00 SQ MI


       ***              ***              ***              ***              ***

                  HYDROGRAPH AT STATION   SITE-1
                    FOR PLAN 1, RATIO = 3.35

     TOTAL RAINFALL =    3.35, TOTAL LOSS =    2.54, TOTAL EXCESS =    0.81

   PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                      6-HR       24-HR       72-HR     29.90-HR
+    (CFS)        (HR)
                    (CFS)
+       2.      12.30                   0.          0.          0.          0.
                (INCHES)          0.665       0.807       0.807       0.807
                 (AC-FT)             0.          0.          0.          0.

                CUMULATIVE AREA =    0.00 SQ MI


       ***              ***              ***              ***              ***

                  HYDROGRAPH AT STATION   SITE-1
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                        FOR PLAN 1, RATIO = 4.20

     TOTAL RAINFALL =     4.20, TOTAL LOSS =     2.87, TOTAL EXCESS =     1.33

  PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                  6-HR        24-HR        72-HR      29.90-HR
+   (CFS)        (HR)
                    (CFS)
+       3.      12.30                0.           0.           0.           0.
                  (INCHES)       1.106        1.331        1.331        1.331
                  (AC-FT)            0.           0.           0.           0.

                  CUMULATIVE AREA =     0.00 SQ MI


       ***             ***             ***             ***             ***

                      HYDROGRAPH AT STATION   SITE-1
                        FOR PLAN 1, RATIO = 4.99

     TOTAL RAINFALL =     4.99, TOTAL LOSS =     3.11, TOTAL EXCESS =     1.88

  PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                  6-HR        24-HR        72-HR      29.90-HR
+   (CFS)        (HR)
                    (CFS)
+       4.      12.30                1.           0.           0.           0.
                  (INCHES)       1.561        1.877        1.877        1.877
                  (AC-FT)            0.           0.           0.           0.

                  CUMULATIVE AREA =     0.00 SQ MI


       ***             ***             ***             ***             ***

                      HYDROGRAPH AT STATION   SITE-1
                        FOR PLAN 1, RATIO = 6.26

     TOTAL RAINFALL =     6.26, TOTAL LOSS =     3.42, TOTAL EXCESS =     2.84

  PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                  6-HR        24-HR        72-HR      29.90-HR
+   (CFS)        (HR)
                    (CFS)
+       6.      12.30                1.           0.           0.           0.
                  (INCHES)       2.353        2.837        2.837        2.837
                  (AC-FT)            0.           1.           1.           1.

                  CUMULATIVE AREA =     0.00 SQ MI


       ***             ***             ***             ***             ***

                      HYDROGRAPH AT STATION   SITE-1
                        FOR PLAN 1, RATIO = 8.84

     TOTAL RAINFALL =     8.84, TOTAL LOSS =     3.86, TOTAL EXCESS =     4.98

  PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                  6-HR        24-HR        72-HR      29.90-HR
+   (CFS)        (HR)
                    (CFS)
+      11.      12.20                2.           1.           0.           0.
                  (INCHES)       4.098        4.984        4.984        4.984
                  (AC-FT)            1.           1.           1.           1.

                  CUMULATIVE AREA =     0.00 SQ MI


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 37 PI            INCREMENTAL PRECIPITATION PATTERN
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.01      0.00      0.01      0.00      0.01      0.01      0.01      0.01      0.01
                    0.01      0.01      0.01      0.01      0.01      0.01      0.01      0.02      0.03      0.05
                    0.08      0.08      0.05      0.03      0.02      0.01      0.01      0.01      0.01      0.01
                    0.01      0.01      0.01      0.01      0.01      0.01      0.00      0.01      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.01
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00
                    0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00      0.00

 71 LS            SCS LOSS RATE
                      STRTL       1.00  INITIAL ABSTRACTION
                     CRVNBR      98.00  CURVE NUMBER
                      RTIMP       0.00  PERCENT IMPERVIOUS AREA

 72 UD            SCS DIMENSIONLESS UNITGRAPH
                      TLAG       0.05  LAG

                                                                                ***

                                                                  UNIT HYDROGRAPH
                                                              5 END-OF-PERIOD ORDINATES
                    2.        1.        0.        0.        0.

     TOTAL RAINFALL =    1.00, TOTAL LOSS =    1.00, TOTAL EXCESS =    0.00

   PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                    6-HR        24-HR       72-HR      29.90-HR
+    (CFS)        (HR)
                    (CFS)
+        0.      0.10                0.          0.          0.          0.
                (INCHES)         0.000       0.000       0.000       0.000
                 (AC-FT)           0.          0.          0.          0.

                CUMULATIVE AREA =    0.00 SQ MI

        ***             ***             ***             ***             ***

                HYDROGRAPH AT STATION   SITE-2
                  FOR PLAN 1, RATIO = 2.75

     TOTAL RAINFALL =    2.75, TOTAL LOSS =    1.18, TOTAL EXCESS =    1.57

   PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                    6-HR        24-HR       72-HR      29.90-HR
+    (CFS)        (HR)
                    (CFS)
+        1.     12.20                0.          0.          0.          0.
                (INCHES)         1.365       1.567       1.567       1.567
                 (AC-FT)           0.          0.          0.          0.

                CUMULATIVE AREA =    0.00 SQ MI

        ***             ***             ***             ***             ***

                HYDROGRAPH AT STATION   SITE-2
                  FOR PLAN 1, RATIO = 3.35

     TOTAL RAINFALL =    3.35, TOTAL LOSS =    1.19, TOTAL EXCESS =    2.16

   PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                    6-HR        24-HR       72-HR      29.90-HR
+    (CFS)        (HR)
                    (CFS)
+        1.     12.20                0.          0.          0.          0.
                (INCHES)         1.901       2.162       2.162       2.162
                 (AC-FT)           0.          0.          0.          0.

                CUMULATIVE AREA =    0.00 SQ MI

        ***             ***             ***             ***             ***

                HYDROGRAPH AT STATION   SITE-2
                  FOR PLAN 1, RATIO = 4.20
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```
    TOTAL RAINFALL =    4.20, TOTAL LOSS =    1.19, TOTAL EXCESS =    3.01

  PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                  6-HR        24-HR        72-HR     29.90-HR
+   (CFS)       (HR)
                 (CFS)
+       1.     12.20                0.           0.           0.           0.
               (INCHES)         2.634        3.008        3.008        3.008
               (AC-FT)            0.           0.           0.           0.

                               CUMULATIVE AREA =    0.00 SQ MI

      ***             ***             ***             ***             ***

                          HYDROGRAPH AT STATION   SITE-2
                            FOR PLAN 1, RATIO = 4.99

    TOTAL RAINFALL =    4.99, TOTAL LOSS =    1.19, TOTAL EXCESS =    3.80

  PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                  6-HR        24-HR        72-HR     29.90-HR
+   (CFS)       (HR)
                 (CFS)
+       1.     12.20                0.           0.           0.           0.
               (INCHES)         3.291        3.796        3.796        3.796
               (AC-FT)            0.           0.           0.           0.

                               CUMULATIVE AREA =    0.00 SQ MI

      ***             ***             ***             ***             ***

                          HYDROGRAPH AT STATION   SITE-2
                            FOR PLAN 1, RATIO = 6.26

    TOTAL RAINFALL =    6.26, TOTAL LOSS =    1.20, TOTAL EXCESS =    5.06

  PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                  6-HR        24-HR        72-HR     29.90-HR
+   (CFS)       (HR)
                 (CFS)
+       2.     12.20                0.           0.           0.           0.
               (INCHES)         4.281        5.064        5.064        5.064
               (AC-FT)            0.           0.           0.           0.

                               CUMULATIVE AREA =    0.00 SQ MI

      ***             ***             ***             ***             ***

                          HYDROGRAPH AT STATION   SITE-2
                            FOR PLAN 1, RATIO = 8.84

    TOTAL RAINFALL =    8.84, TOTAL LOSS =    1.20, TOTAL EXCESS =    7.64

  PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                  6-HR        24-HR        72-HR     29.90-HR
+   (CFS)       (HR)
                 (CFS)
+       2.     12.20                0.           0.           0.           0.
               (INCHES)         6.168        7.641        7.641        7.641
               (AC-FT)            0.           0.           0.           0.

                               CUMULATIVE AREA =    0.00 SQ MI


*** *** *** *
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+    (CFS)        (HR)
                    (CFS)
+        0.      12.00                0.          0.          0.          0.
                (INCHES)          0.772       0.975       0.975       0.975
                 (AC-FT)            0.          0.          0.          0.

                CUMULATIVE AREA =     0.00 SQ MI


        ***             ***         ***         ***         ***

                  HYDROGRAPH AT STATION      SUB2
                    FOR PLAN 1, RATIO = 2.75

   PEAK FLOW      TIME                          MAXIMUM AVERAGE FLOW
                                      6-HR        24-HR       72-HR     29.90-HR
+    (CFS)        (HR)
                    (CFS)
+        1.      12.20                0.          0.          0.          0.
                (INCHES)          0.593       0.593       0.593       0.593
                 (AC-FT)            0.          0.          0.          0.

                CUMULATIVE AREA =     0.00 SQ MI


        ***             ***         ***         ***         ***

                  DIVERSION HYDROGRAPH    PERC2
                    FOR PLAN 1, RATIO = 3.35

   PEAK FLOW      TIME                          MAXIMUM AVERAGE FLOW
                                      6-HR        24-HR       72-HR     29.90-HR
+    (CFS)        (HR)
                    (CFS)
+        0.      11.90                0.          0.          0.          0.
                (INCHES)          0.921       1.182       1.182       1.182
                 (AC-FT)            0.          0.          0.          0.

                CUMULATIVE AREA =     0.00 SQ MI


        ***             ***         ***         ***         ***

                  HYDROGRAPH AT STATION      SUB2
                    FOR PLAN 1, RATIO = 3.35

   PEAK FLOW      TIME                          MAXIMUM AVERAGE FLOW
                                      6-HR        24-HR       72-HR     29.90-HR
+    (CFS)        (HR)
                    (CFS)
+        1.      12.20                0.          0.          0.          0.
                (INCHES)          0.981       0.981       0.981       0.981
                 (AC-FT)            0.          0.          0.          0.

                CUMULATIVE AREA =     0.00 SQ MI


        ***             ***         ***         ***         ***

                  DIVERSION HYDROGRAPH    PERC2
                    FOR PLAN 1, RATIO = 4.20

   PEAK FLOW      TIME                          MAXIMUM AVERAGE FLOW
                                      6-HR        24-HR       72-HR     29.90-HR
+    (CFS)        (HR)
                    (CFS)
+        0.      11.40                0.          0.          0.          0.
                (INCHES)          1.140       1.514       1.514       1.514
                 (AC-FT)            0.          0.          0.          0.

                CUMULATIVE AREA =     0.00 SQ MI


        ***             ***         ***         ***         ***

                  HYDROGRAPH AT STATION      SUB2
                    FOR PLAN 1, RATIO = 4.20

   PEAK FLOW      TIME                          MAXIMUM AVERAGE FLOW
                                      6-HR        24-HR       72-HR     29.90-HR
+    (CFS)        (HR)
                    (CFS)
+        1.      12.20                0.          0.          0.          0.
                (INCHES)          1.494       1.494       1.494       1.494
                 (AC-FT)            0.          0.          0.          0.

                CUMULATIVE AREA =     0.00 SQ MI


        ***             ***         ***         ***         ***

                  DIVERSION HYDROGRAPH    PERC2
                    FOR PLAN 1, RATIO = 4.99

   PEAK FLOW      TIME                          MAXIMUM AVERAGE FLOW
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                                        6-HR        24-HR        72-HR      29.90-HR
+   (CFS)        (HR)
                    (CFS)
+       0.      11.00                      0.           0.           0.           0.
                (INCHES)              1.307        1.812        1.812        1.812
                (AC-FT)                0.           0.           0.           0.

                CUMULATIVE AREA =     0.00 SQ MI


      ***           ***             ***             ***             ***

                HYDROGRAPH AT STATION      SUB2
                  FOR PLAN 1, RATIO = 4.99

  PEAK FLOW     TIME                              MAXIMUM AVERAGE FLOW
                                        6-HR        24-HR        72-HR      29.90-HR
+   (CFS)        (HR)
                    (CFS)
+       1.      12.20                      0.           0.           0.           0.
                (INCHES)              1.984        1.984        1.984        1.984
                (AC-FT)                0.           0.           0.           0.

                CUMULATIVE AREA =     0.00 SQ MI


      ***           ***             ***             ***             ***

                DIVERSION HYDROGRAPH     PERC2
                  FOR PLAN 1, RATIO = 6.26

  PEAK FLOW     TIME                              MAXIMUM AVERAGE FLOW
                                        6-HR        24-HR        72-HR      29.90-HR
+   (CFS)        (HR)
                    (CFS)
+       0.      10.40                      0.           0.           0.           0.
                (INCHES)              1.447        2.230        2.230        2.230
                (AC-FT)                0.           0.           0.           0.

                CUMULATIVE AREA =     0.00 SQ MI


      ***           ***             ***             ***             ***

                HYDROGRAPH AT STATION      SUB2
                  FOR PLAN 1, RATIO = 6.26

  PEAK FLOW     TIME                              MAXIMUM AVERAGE FLOW
                                        6-HR        24-HR        72-HR      29.90-HR
+   (CFS)        (HR)
                    (CFS)
+       2.      12.20                      0.           0.           0.           0.
                (INCHES)              2.834        2.834        2.834        2.834
                (AC-FT)                0.           0.           0.           0.

                CUMULATIVE AREA =     0.00 SQ MI


      ***           ***             ***             ***             ***

                DIVERSION HYDROGRAPH     PERC2
                  FOR PLAN 1, RATIO = 8.84

  PEAK FLOW     TIME                              MAXIMUM AVERAGE FLOW
                                        6-HR        24-HR        72-HR      29.90-HR
+   (CFS)        (HR)
                    (CFS)
+       0.       9.00                      0.           0.           0.           0.
                (INCHES)              1.488        2.888        2.888        2.888
                (AC-FT)                0.           0.           0.           0.

                CUMULATIVE AREA =     0.00 SQ MI


      ***           ***             ***             ***             ***

                HYDROGRAPH AT STATION      SUB2
                  FOR PLAN 1, RATIO = 8.84

  PEAK FLOW     TIME                              MAXIMUM AVERAGE FLOW
                                        6-HR        24-HR        72-HR      29.90-HR
+   (CFS)        (HR)
                    (CFS)
+       2.      12.20                      0.           0.           0.           0.
                (INCHES)              4.680        4.753        4.753        4.753
                (AC-FT)                0.           0.           0.           0.

                CUMULATIVE AREA =     0.00 SQ MI


*** *** *** *
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          **************
          *            *
77 KK     *   ROUTE2   *     ROUTING IN P.UNDERGROUND STOR. SYS.(SITE-2) VIA PROP. POROUS PAV'T
          *            *
          **************

                    OUTLET STRUCTURE DATA: PERVIOUS PAVER AND STONE SUBBASE (2.0 FT DEEP)
                    ********************************************************************************
                    *  AREA PERMEABLE PAVEMENT = 3,220 SF     INV. 396.1
                    *  ASSUME 40% POROSITY PERMEABLE PAV'T = 3,220 * 0.4 = 1,288 SF OR 0.0296 AC/F
                    *  OUTFLOW: PERCOLATION ONLY: 14 MIN PERC RATE = 0.0798 CFS
                    ********************************************************************************


          HYDROGRAPH ROUTING DATA

86 RS       STORAGE ROUTING
                 NSTPS          1  NUMBER OF SUBREACHES
                  ITYP       ELEV  TYPE OF INITIAL CONDITION
                RSVRIC     396.10  INITIAL CONDITION
                     X       0.00 WORKING R AND D COEFFICIENT

87 SV         STORAGE        0.0       0.1

88 SE       ELEVATION     396.10    398.10

89 SQ       DISCHARGE         0.        0.        0.

90 SE       ELEVATION     396.10    398.10    398.20

                                                  ***

                                          COMPUTED STORAGE-OUTFLOW-ELEVATION DATA

          STORAGE       0.00      0.09      0.09
          OUTFLOW       0.00      0.00      0.10
        ELEVATION     396.10    398.10    398.20

    ***           ***           ***           ***           ***

                    HYDROGRAPH AT STATION   ROUTE2
                      FOR PLAN 1, RATIO = 2.75

  PEAK FLOW     TIME                    MAXIMUM AVERAGE FLOW
                                6-HR       24-HR       72-HR     29.90-HR
+   (CFS)       (HR)
                 (CFS)
+       0.      0.10                0.          0.          0.          0.
                (INCHES)      0.000       0.000       0.000       0.000
                (AC-FT)         0.          0.          0.          0.

 PEAK STORAGE   TIME                   MAXIMUM AVERAGE STORAGE
                                6-HR       24-HR       72-HR     29.90-HR
+  (AC-FT)      (HR)
        0.     12.80                0.          0.          0.          0.

  PEAK STAGE    TIME                    MAXIMUM AVERAGE STAGE
                                6-HR       24-HR       72-HR     29.90-HR
+   (FEET)      (HR)
    396.46     13.00              396.46      396.36      396.31      396.31

                    CUMULATIVE AREA =    0.00 SQ MI

    ***           ***           ***           ***           ***

                    HYDROGRAPH AT STATION   ROUTE2
                      FOR PLAN 1, RATIO = 3.35

  PEAK FLOW     TIME                    MAXIMUM AVERAGE FLOW
                                6-HR       24-HR       72-HR     29.90-HR
+   (CFS)       (HR)
                 (CFS)
+       0.      0.10                0.          0.          0.          0.
                (INCHES)      0.000       0.000       0.000       0.000
                (AC-FT)         0.          0.          0.          0.

 PEAK STORAGE   TIME                   MAXIMUM AVERAGE STORAGE
                                6-HR       24-HR       72-HR     29.90-HR
+  (AC-FT)      (HR)
        0.     12.70                0.          0.          0.          0.

  PEAK STAGE    TIME                    MAXIMUM AVERAGE STAGE
                                6-HR       24-HR       72-HR     29.90-HR
+   (FEET)      (HR)
    396.69     13.40              396.69      396.53      396.45      396.45

                    CUMULATIVE AREA =    0.00 SQ MI

    ***           ***           ***           ***           ***

                    HYDROGRAPH AT STATION   ROUTE2
                      FOR PLAN 1, RATIO = 4.20
```

PEAK FLOW	TIME		MAXIMUM AVERAGE FLOW			
			6-HR	24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
		(CFS)				
+ 0.	0.10		0.	0.	0.	0.
		(INCHES)	0.000	0.000	0.000	0.000
		(AC-FT)	0.	0.	0.	0.

PEAK STORAGE	TIME	MAXIMUM AVERAGE STORAGE			
		6-HR	24-HR	72-HR	29.90-HR
+ (AC-FT)	(HR)				
0.	13.10	0.	0.	0.	0.

PEAK STAGE	TIME	MAXIMUM AVERAGE STAGE			
		6-HR	24-HR	72-HR	29.90-HR
+ (FEET)	(HR)				
397.00	13.70	397.00	396.76	396.63	396.63

CUMULATIVE AREA = 0.00 SQ MI

*** *** *** *** ***

HYDROGRAPH AT STATION ROUTE2
FOR PLAN 1, RATIO = 4.99

PEAK FLOW	TIME		MAXIMUM AVERAGE FLOW			
			6-HR	24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
		(CFS)				
+ 0.	0.10		0.	0.	0.	0.
		(INCHES)	0.000	0.000	0.000	0.000
		(AC-FT)	0.	0.	0.	0.

PEAK STORAGE	TIME	MAXIMUM AVERAGE STORAGE			
		6-HR	24-HR	72-HR	29.90-HR
+ (AC-FT)	(HR)				
0.	13.50	0.	0.	0.	0.

PEAK STAGE	TIME	MAXIMUM AVERAGE STAGE			
		6-HR	24-HR	72-HR	29.90-HR
+ (FEET)	(HR)				
397.29	16.10	397.29	396.98	396.80	396.80

CUMULATIVE AREA = 0.00 SQ MI

*** *** *** *** ***

HYDROGRAPH AT STATION ROUTE2
FOR PLAN 1, RATIO = 6.26

PEAK FLOW	TIME		MAXIMUM AVERAGE FLOW			
			6-HR	24-HR	72-HR	29.90-HR
+ (CFS)	(HR)					
		(CFS)				
+ 0.	0.10		0.	0.	0.	0.
		(INCHES)	0.000	0.000	0.000	0.000
		(AC-FT)	0.	0.	0.	0.

PEAK STORAGE	TIME	MAXIMUM AVERAGE STORAGE			
		6-HR	24-HR	72-HR	29.90-HR
+ (AC-FT)	(HR)				
0.	16.10	0.	0.	0.	0.

PEAK STAGE	TIME	MAXIMUM AVERAGE STAGE			
		6-HR	24-HR	72-HR	29.90-HR
+ (FEET)	(HR)				
397.80	16.10	397.80	397.35	397.11	397.11

CUMULATIVE AREA = 0.00 SQ MI

WARNING --- ROUTED OUTFLOW (0.) IS GREATER THAN MAXIMUM OUTFLOW (0.) IN STORAGE-OUTFLOW TABLE

WARNING --- ROUTED OUTFLOW (0.) IS GREATER THAN MAXIMUM OUTFLOW (0.) IN STORAGE-OUTFLOW TABLE

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 WARNING --- ROUTED OUTFLOW (      0.) IS GREATER THAN MAXIMUM OUTFLOW (      0.) IN STORAGE-OUTFLOW TABLE
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```
+   (CFS)        (HR)
                   (CFS)
+       3.      12.30                0.          0.          0.          0.
                (INCHES)          0.978       1.176       1.176       1.176
                (AC-FT)             0.          0.          0.          0.

                CUMULATIVE AREA =    0.00 SQ MI


      ***           ***           ***           ***           ***

                HYDROGRAPH AT STATION     PT.1
                  FOR PLAN 1, RATIO = 4.99

  PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                   6-HR        24-HR       72-HR      29.90-HR
+   (CFS)        (HR)
                   (CFS)
+       4.      12.30                1.          0.          0.          0.
                (INCHES)          1.380       1.659       1.659       1.659
                (AC-FT)             0.          0.          0.          0.

                CUMULATIVE AREA =    0.00 SQ MI


      ***           ***           ***           ***           ***

                HYDROGRAPH AT STATION     PT.1
                  FOR PLAN 1, RATIO = 6.26

  PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                   6-HR        24-HR       72-HR      29.90-HR
+   (CFS)        (HR)
                   (CFS)
+       6.      12.30                1.          0.          0.          0.
                (INCHES)          2.080       2.507       2.507       2.507
                (AC-FT)             0.          1.          1.          1.

                CUMULATIVE AREA =    0.00 SQ MI


      ***           ***           ***           ***           ***

                HYDROGRAPH AT STATION     PT.1
                  FOR PLAN 1, RATIO = 8.84

  PEAK FLOW     TIME                          MAXIMUM AVERAGE FLOW
                                   6-HR        24-HR       72-HR      29.90-HR
+   (CFS)        (HR)
                   (CFS)
+      11.      12.20                2.          1.          0.          0.
                (INCHES)          3.785       4.570       4.570       4.570
                (AC-FT)             1.          1.          1.          1.

                CUMULATIVE AREA =    0.00 SQ MI

1

          PEAK FLOW AND STAGE (END-OF-PERIOD) SUMMARY FOR MULTIPLE PLAN-RATIO ECONOMIC COMPUTATIONS
                          FLOWS IN CUBIC FEET PER SECOND,  AREA IN SQUARE MILES
                              VOLUME IN ACRE-FEET, TIME TO PEAK IN HOURS

                                                                  RATIOS APPLIED TO PRECIPITATION
 OPERATION       STATION      AREA    PLAN                RATIO 1  RATIO 2  RATIO 3  RATIO 4  RATIO 5  RATIO 6
                                                             2.75     3.35     4.20     4.99     6.26     8.84

 HYDROGRAPH AT
+                SITE-1      0.004     1    FLOW            0.86     1.60     2.79     4.01     6.10    10.85
                                            TIME           12.30    12.30    12.30    12.30    12.30    12.20
                                            VOLUME          0.10     0.16     0.27     0.38     0.57     1.01

 HYDROGRAPH AT
+                SITE-2      0.001     1    FLOW            0.64     0.84     1.09     1.31     1.65     2.34
                                            TIME           12.20    12.20    12.20    12.20    12.20    12.20
                                            VOLUME          0.04     0.06     0.08     0.10     0.14     0.20

 DIVERSION TO
+                 PERC2      0.001     1    FLOW            0.08     0.08     0.08     0.08     0.08     0.08
                                            TIME           12.00    11.90    11.40    11.00    10.40     9.00
                                            VOLUME          0.03     0.03     0.04     0.05     0.06     0.08

 HYDROGRAPH AT
+                  SUB2      0.001     1    FLOW            0.56     0.76     1.01     1.23     1.57     2.26
                                            TIME           12.20    12.20    12.20    12.20    12.20    12.20
                                            VOLUME          0.02     0.03     0.04     0.05     0.08     0.13

 ROUTED TO
+                ROUTE2      0.001     1    FLOW            0.00     0.00     0.00     0.00     0.00     0.26
                                            TIME            0.10     0.10     0.10     0.10     0.10    12.70
                                            VOLUME          0.00     0.00     0.00     0.00     0.00     0.04

                                          ** PEAK STAGES IN FEET **
                                          1 STAGE         396.46   396.69   397.00   397.29   397.80   398.36
                                            TIME           13.00    13.40    13.70    16.10    16.10    12.70
```

2 COMBINED AT										
+	PT.1	0.004	1	FLOW	0.86	1.60	2.79	4.01	6.10	10.85
				TIME	12.30	12.30	12.30	12.30	12.30	12.20
				VOLUME	0.10	0.16	0.27	0.38	0.57	1.05

*** NORMAL END OF HEC-1 ***

CIVIL DESIGN WORKS LLC

Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

June 22, 2026

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Stephanie Caputo, Secretary to the Planning & Zoning Board

Re: 9 & 11 Camberra Drive
Wetland Permit Application
Tax Lot 41.13-1-16 and 17
9 & 11 Camberra Drive
Village of Wesley Hills, New York
CDW #WH25-606

Dear Ms. Caputo,

Our office has received and reviewed Wetland Permit Application for the above referenced project. Submitted materials included:

- Site Plan prepared for 9 & 11 Camberra Drive, prepared by Sparaco & Youngblood, PLLC, dated May 22, 2026.
- Drainage Report prepared for 9 & 11 Camberra Drive, prepared by Sparaco & Youngblood, PLLC, dated May 26, 2026.
- Wetland Permit Application, dated May 26, 2026.

The project is proposing construction of a new single-family home with new semi-circular driveway, retaining walls, wood deck and porch. Existing pool and in-ground trampoline are proposed to remain. A connection between 9 and 11 Camberra with a driveway is proposed in the scope of this project. Ingress/egress easement is proposed on lot 41.13-1-16 (9 Camberra Drive) in favor of lot 41.13-1-17 (11 Camberra Drive).

Following improvements are proposed in the 100-foot wetland adjacent area: a portion of the new residence (in the location of the existing house), new semicircular driveway (new impervious surface in the 100-foot wetland adjacent area), new decks.

We offer the following comments:

1. Please provide elevations of all corners of proposed dwelling, first floor, basement and/or garage floor elevations.
2. Footing drain location and invert to be shown.
3. Roof leader location and invert to be shown.
4. Existing and proposed house water service connection to be shown.
5. Existing and proposed house sewer location, material, inverts, size, and clean-outs to be shown.
6. Existing and proposed pertinent utilities to be shown, including electrical, cable and telephone house connections.

7. Wood deck around existing pool is not included in the impervious surface coverage calculations. Wood decks typically can be excluded from impervious surface coverage calculations if they are elevated off the ground and vegetation can be established under a wood deck. Please confirm.
8. The Applicant provided drainage system design to offset increase in impervious coverage. Pervious pavers with 24" permeable subbase aggregate are proposed on site. This runoff reduction technique is acceptable by NYS DEC, however, this practice is prone to clogging and difficult to maintain. The Applicant shall reassess proposed drainage system. We note that the soil testing report shows that ground water and bedrock were found at 7.5 feet below surface in locations #1 and #3. More common drainage systems such as drywells or stormwater chambers would be feasible in these locations.
9. Please reassess design of the proposed semicircular driveway to meet requirements of §230-34.D(2) and (4):
    - (2) Driveways shall have a maximum slope of 3% for 20 feet from the edge of the curb. This requirement shall apply to both ends of semicircular driveways.
    - (4) The portion of a semicircular driveway that does not lead directly to a garage shall have a maximum width of 12 feet.
10. Proposed retaining wall on lot 41.13-1-17 (11 Camberra Drive) up to 7.7 feet in height is partially located on lot 41.13-1-16 (9 Camberra Drive). Retaining wall geogrid will also be projected into lot 41.13-1-16 (9 Camberra Drive). Please clarify if an easement for retaining wall will be proposed.
11. Retaining wall design and retaining wall details will need to be provided prior to the issuance of a Building Permit. A certification letter signed by a licensed professional engineer will be required for sections of the retaining wall exceeding four feet in height.
12. A variance for proposed retaining wall will be required as per §230-14.L(3): "In a residential district, a fence constructed in a side yard or a rear yard may not exceed six feet in height. However, if such fence is set back from the nearest lot line a distance of at least 2/3 of its height, such fence may have a maximum height of eight feet."
13. A safety fence shall be shown at the top of the retaining wall.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Civil Design Works, LLC
Alena Guckian, P.E.
Village of Wesley Hills Consulting Engineer

W:\Projects\WH\2025\Wh25-606 - 11 Camberra Drive\Correspondence\Review Letters\2026-6-22 - 11 Camberra Dr.docx

BUILDERS EXPEDITING

May 21, 2026

Planning Board
Village of Wesley Hills
432 NY Route 306
Monsey, NY 10952

Re: Larry and Sarah Katz
16 Judith Lane, Monsey, NY 10952
Tax Map Designation: Sec. 41.18-1-6
Subject: Narrative (Wetlands Permit / Pool Area)

To the Honorable Planning Board:

The subject property, located at 16 Judith Lane in the Village of Wesley Hills, is situated in the R-35 Zone. The applicants, Larry and Sarah Katz, are submitting an application related to a wetlands permit in connection with the previously approved pool area improvements.

This project was approved by the Planning Board in 2023. The current submission is being made to confirm whether a minor field change to the previously approved plan requires any further Planning Board review or approval. Specifically, the change consists of reducing and removing a portion of the pavers around the pool area (a reduction on one side of the pool). This adjustment decreases the extent of the previously approved improvement.

Although it is the applicant's position that returning to the Planning Board for reapproval should not be required because the proposal is a reduction from the prior approval, the Planning Board Attorney was not available to provide a determination on this question within the necessary timeframe. In order to avoid delays and prevent loss of time in the permitting process, the applicants are submitting this application so the matter can be placed on the next available Planning Board agenda. If the Planning Board determines that formal action is required, the applicants respectfully request that the Board grant approval consistent with the prior approval, as the proposed revision is minor and less intensive than what was previously approved.

Enclosed/attached for reference is the prior Planning Board Resolution from 2023.

Thank you for your time and consideration.

Respectfully submitted,
Builders Expediting (on behalf of the applicants)
Eliezer Brecher

55 Old Nyack Turnpike # 405 Nanuet/ 845-444-2006 / office@bexpediting.com

VILLAGE OF WESLEY HILLS
432 Route 306
Wesley Hills, New York 10952
(845) 354-0400 Fax: (845) 354-4097

APPLICATION FOR WETLANDS PERMIT

NAME OF APPLICANT Larry Katz **PHONE** 845-596-6751

ADDRESS 16 Judith Lane, Monsey NY 10952

PROJECT NAME 16 Judith Lane **TAX LOT #** 41.18-1-6

LOCATION On the East side of Judith Lane, 300 " ft north of Judith Lane

DESCRIBE THE SPECIFIC PURPOSE, NATURE AND SCOPE OF THE ACTIVITY PROPOSED.

Pool Permit

(Attach a separate piece of paper if necessary)

"Permission is hereby granted to the Village of Wesley Hills, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession."

SUBMIT THE FOLLOWING:

1) **A MAP SHOWING THE AREA OF WETLAND, WATER BODY OR WATERCOURSE DIRECTLY AFFECTED.**

2) **A TOPOGRAPHICAL AND PERIMETER SURVEY, HYDROLOGICIAL COMPUTATION, ENGINEERING STUDIES AND OTHER FACTUAL OR SCIENTIFIC DATA AND REPORTS AS DEEMED NECESSARY BY THE PLANNING BOARD TO PERMIT IT TO ARRIVE AT A PROPER DETERMINATION.**

3) **FEE(S): $100 for first 1,000 square feet of affected area, plus $50 for each additional 1,000 square feet of affected area (as determined by Village Engineer), plus actual publication cost.**

Larry Katz — 5-26-26

SIGNATURE (APPLICANT OR AGENT) **DATE**

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
16 Judith Lane

Project Location (describe, and attach a location map):
16 Judith Lane

Brief Description of Proposed Action:
Construction of pool and patio

Name of Applicant or Sponsor:	Telephone: 845 596 6751
Larry Katz	E-Mail: LKatz@gardenhc.com

Address:
16 Judith Lane

City/PO:	State:	Zip Code:
Monsey	NY	10952

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning Board, Planning Board, building dept and Health dept.	☐	☑

3. a. Total acreage of the site of the proposed action? 0.81 acres
   b. Total acreage to be physically disturbed? 0.78 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.81 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	☐	☑
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

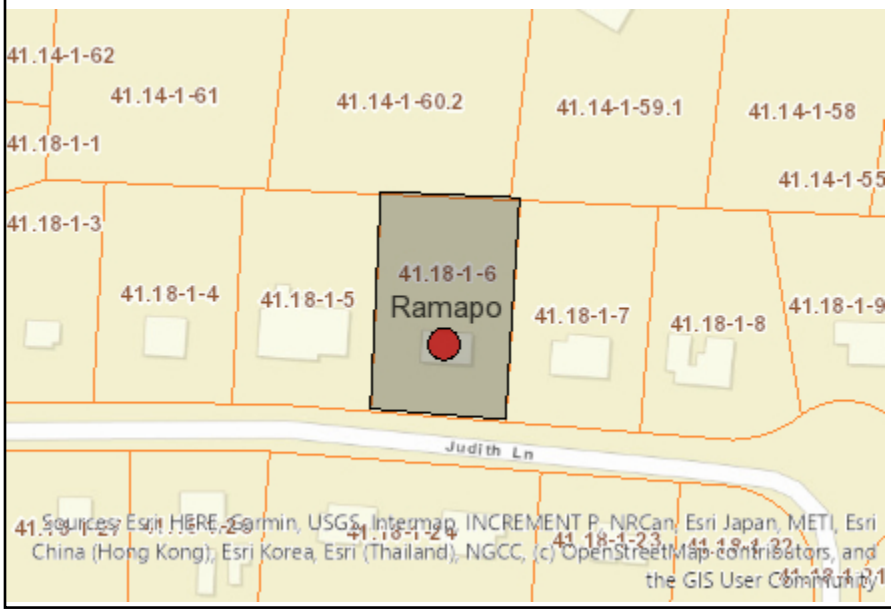
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Timber Rattlesnake	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: cultecs	☐	☑
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Larry Katz Date: 5-21-26

Signature: larry Katz Title: Owner

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

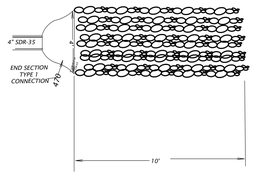
REFERENCES:

-ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS, LAST REVISED JULY 19, 2022.

LOT AREA= 35,462.33 SQUARE FEET

BEING LOT 10 BLOCK B ON A CERTAIN MAP ENTITLED "GOLDELL IN VIOLA" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #3075 BOOK #66 PAGE #66 ON 01/23/1963.

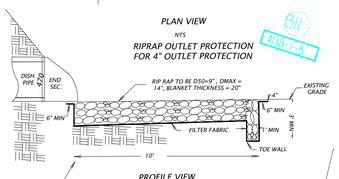
VILLAGE ENGINEER TO BE NOTIFIED 48 HOURS PRIOR TO DRAINAGE INSTALLATION AND WITNESS/APPROVED



PLAN VIEW

NTS

RIPRAP OUTLET PROTECTION FOR 4" OUTLET PROTECTION

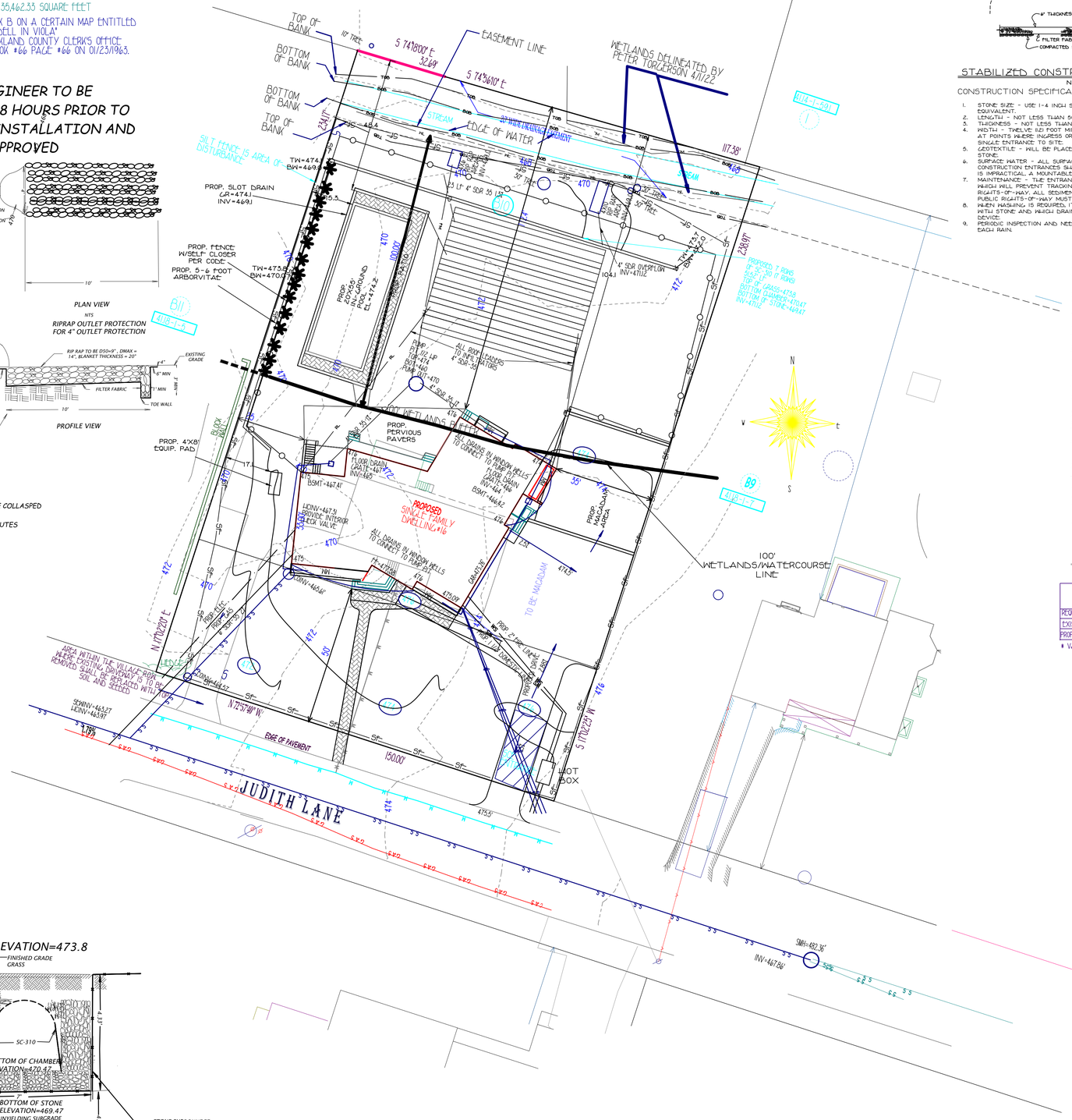


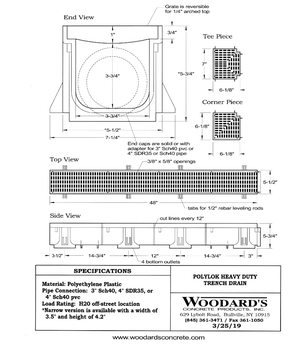
PROFILE VIEW

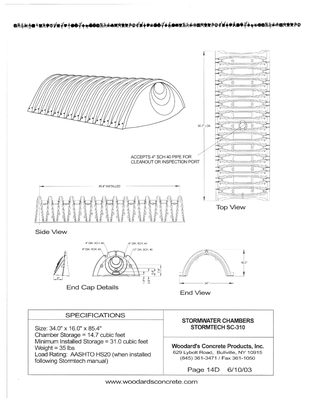
PERCOLATION TEST
0-9' RED ROCK

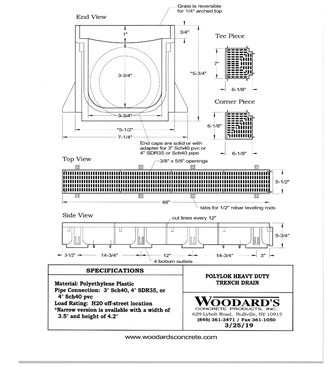
1) 1"=10 MINUTES
2) 1"=10 MINUTES
3) 1"=16 MINUTES HOLE COLLASPED

USE DESIGN 1"=30 MINUTES

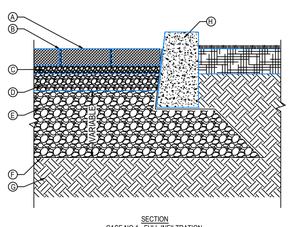

TOP OF BANK
BOTTOM OF BANK
BOTTOM OF BANK
TOP OF BANK
10" TREE
S 74°18'00" E 324.9'
S 74°36'10" E
EASEMENT LINE
WETLANDS DELINEATED BY PETER TORGERSON 4/11/22
STREAM
25' MAINTENANCE EASEMENT
EDGE OF WATER
STREAM
117.38'
SILT FENCE IS AREA OF DISTURBANCE
TW=474.4
BW=469.4
PROP. SLOT DRAIN (LR=474.1 INV=469.1
PROP. FENCE W/SELF-CLOSER PER CODE
PROP. 5-6 FOOT ARBORVITAE
TW=473.8
BW=470.0
PROP. 4"SDR 35 PVC FOR ROOF LEADERS
PROP. 4"X8' EQUIP. PAD
PROP. PERVIOUS PAVERS
ALL ROOF LEADERS TO INFILTRATORS 4" SDR-35
100' WETLANDS BUFFER
ALL DRAINS IN WINDOW WELLS TO CONNECT TO FLOOR DRAIN
FLOOR DRAIN (RIM=467.72 INV=465
BSMT=467.41
HDWV=467.5 PROVIDE INTERIOR CHECK VALVE
PROPOSED SINGLE FAMILY DWELLING #16
ALL DRAINS IN WINDOW WELLS TO CONNECT TO PUMP
PROP. MACADAM AREA
TO BE MACADAM
PROP. 2" SCH. 40 PVC UNDERDRAIN
PROP. 6" SCH. 40 PVC UNDERDRAIN
PROPOSED 1 ROWS 4" SCH 40 PVC PERFORATED CANOPY=474.58 BOTTOM CULVERT=470.47 INV=470.47 STONE=469.47
4" SDR OVERFLOW INV=471.12
PROPOSED 1 ROWS 4" SCH 40 PVC PERFORATED CANOPY=473.0 BOTTOM CULVERT=469.9 INV=469.9
N 17°02'29" E
N 17°02'29" E
N 17°57'48" W
S 17°02'29" W
150.00'
SF
SF
SF







Drainage Design:				
Development size =	0.2464	Acre		
Undeveloped SCS Curve No.=	74.0000			
Developed SCS Curve No.=	98.0000			
1. Select Design Storm				
100 year, 24-hour	9.3000			
2. Type of subsurface disposal system:				
Precast drywell with 3'-3/4" crushed stone				
3. Determine Percolation Rate:				
Percolation Rate:				
Drop	1.0000	inches		
Time	30.0000	minutes		
a. Area of Percolation (Ap):				
Surface area of Cylinder				
Ac=Pi*Dhavg				
D=	1.0000	foot		
havg=	8.5000	inches		
Ac=	2.2253	Ft^2		
Bottom Area				
Ab=Pi*r^2				
Ab=	0.7854	Ft^2		
Volume of Percolation:				
Ap=Ac+Ab				
Ap=	3.0107	Ft^2		
Vp=Ab*h	0.0654	Ft^3		
Soil Percolation Rate				
Sr=volume/area/time	0.0007	Ft^3/Ft^2/Min.		
Sr=	1.0435	Ft^3/Ft^2/day		
Sr=(minus clogging factor of 25%)	0.7826	Ft^3/Ft^2/day		
4. Calculate Required Storage Volume:				
100yr, 24 hour rainfall=	9.3000	inches		
From Table 2-1 of TR-55				
Existing CN=	74.0000	therefore depth Vr=	6.11	Inches
Proposed CN=	98.0000	therefore depth Vr=	9.10	Inches
DeltaVr=	2.9900	Inches		
Vs=deltaV*Area				
Vs=	2674.5550	Ft^3		

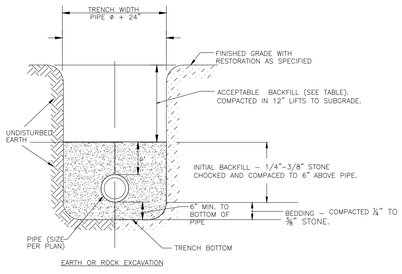


LEGEND:
- (A) PERMEABLE PAVER FROM TECHO-BLOC, 2 3/8" TO 3 15/16" (60 TO 100 MM) THICK INFLO, MISTA RANDOM, PURE, VICTORIEN PERMEABLE, VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 936
- (B) JOINT FILLING MATERIAL: NO. 8 (FOR INFLO, PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
- (C) BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
- (D) BASE COURSE, 12" THICK NO. 57 STONE CONFORMING TO ASTM D 448
- (E) SUBBASE COURSE, 4"-12" THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448
- (F) GEOTEXTILE
- (G) SUBGRADE
- (H) EDGE RESTRAINT

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.

PERMEABLE PAVERS

PERMEABLE PAVERS (FULL INFILTRATION)



ACCEPTABLE BACKFILL MATERIAL & COMPACTION REQUIREMENTS

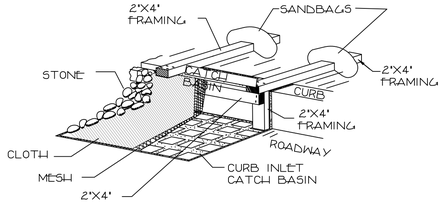
DESCRIPTION	SOIL CLASSIFICATION ASTM D2321	ASTM D2487	AASHTO M43	MINIMUM STANDARD PROCTOR DENSITY %
GRADED OR CRUSHED, CRUSHED STONE, GRAVEL	CLASS I	–	5 56	DUMPED
SAND, GRAVELS AND GRAVEL/SAND MIXTURES; LITTLE OR NO FINES	CLASS II	GW GP SW SP	57 6	85%
SILTY OR CLAYEY GRAVELS, GRAVEL/SAND/SILT OR GRAVEL AND CLAY MIXTURES; SILTY OR CLAYEY SANDS, SAND/CLAY OR SAND/SILT MIXTURES	CLASS III	GM GC SM SC	GRAVEL AND SAND (<10% FINES)	90%

NOTES: INORGANIC SILTS, CLAYS, AND OTHER CLASS IV MATERIAL SHALL NOT PERMITTED.

BACKFILL SHALL CONTAIN NO STONES OVER 6" IN ANY DIMENSION.
IN PAVED AREAS BACKFILL TO BE ITEM 4 (NYSDOT ITEM 304.05) TO SUBGRADE.

STORM SEWER TRENCH CROSS SECTION

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
2. WOODEN FRAME SHALL BE CONSTRUCTED OF 2"X4" CONSTRUCTION GRADE LUMBER.
3. THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2"X4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE CURB AND SIDEWALK AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.

MAXIMUM DRAINAGE AREA 1 ACRE

STORM DRAIN INLET FILTER DETAIL FOR CURB INLETS

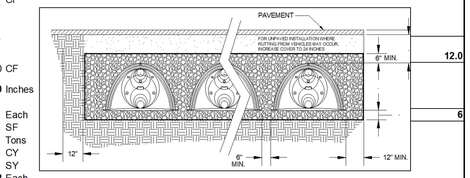
NOT TO SCALE

StormTech
Detention • Retention • Recharge
Subsurface Stormwater Management™

Project: 16 judith
By: Paul Gdanski
POC:
Date: April 25, 2023

System Requirements

Required Storage Volume (Vs)	Vs	2,675	CF
Stormtech System		SC-310	
Stone Foundation Depth		6"	
Storage Volume Per Chamber		31.0	CF
Total Cover over Chamber		12.0	Inches
Number of Chambers Required	C	87	Each
Required Bed Size (S)	S	2,269	SF
Tons of Stone Required (Tst)	Tst	201	Tons
Volume of Excavation (Ex)	Ex	236	CY
Area of Filter Fabric (F)	F	694	SY
# of End Caps Required	Ec	2	Each



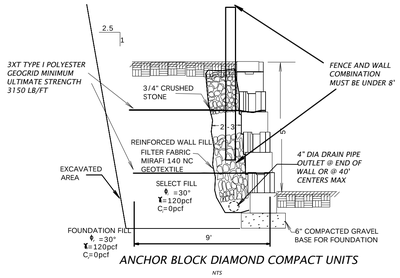
Controlled by Width		Controlled by Length	
Width	50 FT	Length	56 FT
Length	45.38 FT	Width	40.52 FT
# of Chambers Long	6 EA	# of Chambers Long	7 EA
# of Rows	15 EA	# of Rows	12 EA
Actual Length	44.40 FT	Actual Length	51.52 FT
Actual Width	50.45 FT	Actual Width	40.46 FT

System Cost - CONCEPTUAL BUDGET

*** PLEASE CALL STORMTECH @ 888-892-2694 FOR CONCEPTUAL COST ESTIMATES DUE TO GEOGRAPHICAL VARIABLES.**

***Budgetary Installed Costs for StormTech Systems range from $3.50 - $7.00 / CF of Storage.**

***Many geographical variables can effect Installed Costs and should be taken into account when estiamating budgets.**



ANCHOR BLOCK DIAMOND COMPACT UNITS

NTS

STANDARD EROSION CONTROL NOTES:

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:

1. 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 SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO ENSURE 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 COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED WITH 2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET AND. TEMPORARY DIVERSION DITCHES ARE TO BE PLACED WHERE NECESSARY AS DETERMINED BY THE VILLAGE ENGINEER. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.

EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES, EXCLUDING CATCH-BASIN MEASURES, SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND OR UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SILT FENCE AND/OR HAY BALE BARRIERS DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
5. CONSTRUCT BERMS, TEMPORARY SWALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTRES FROM AREAS TO BE FILLED OR EXCAVATED. STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDED WITH TEMPORARY RYE.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS. GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
9. INSTALL INLET PROTECTION AROUND ALL CURB AND FIELD INLETS. ALL INLET PROTECTION SHALL BE TREATED WITH THE CATCH BASIN FILTER FABRIC DETAIL.
10. CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE FINE GRADING.
12. RAISE GRATES OF CURB AND FIELD INLETS TO FINAL ELEVATIONS. INSTALL SURFACE COURSE OF PAVEMENT.
13. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE SEEDED. REFER TO LANDSCAPING PLANS FOR PERMANENT SEEDING SPECIFICATIONS. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
14. SILT FENCE OR CONSTRUCTION STABILIZED PADS ARE TO BE PROVIDED FOR EACH BUILDING PAD DURING CONSTRUCTION.

EROSION AND SEDIMENT CONTROL PLAN - MAINTENANCE PROCEDURE:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR SUITABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THEIR APPROPRIATE PHASE OF THE PROJECT.
2. SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAP AND BLOCK AND GRAVEL INLET PROTECTION DEVICE WHEN STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.
3. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FT DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. WHEN NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT-TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERCOURSES.
5. ALL SEEDED AREAS WILL BE FERTILIZED, AND RE-SEEDED AS NECESSARY.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LEGAL TRANSACTION OR FILING WITH ANY PERSON, AGENCY OR OFFICE IS AN UNAUTHORIZED USE AND VIOLATION OF FEDERAL COPYRIGHT LAWS.

PAUL GDANSKI, P.E. # 070853

REVISIONS	
5 5/11/26 REVISE 4 12/8/25 REVISE 3 9/13/23 REVISE 2 4/25/23 REVISE 1 2/26/23 REVISE	

DETAIL SHEET FOR
16 JUDITH LANE
41.18-1-6
LOCATED IN THE VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE PLLC
633 WOODMONT LANE
SLOATSBURG, N.Y. 10974
TEL: (917) 418-0999

DRAWING FILE	16JUDITH
DATE	OCT. 2, 2022
SCALE	1" = 20'
DRAWING	2 OF 2

CIVIL DESIGN WORKS LLC

Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

June 23, 2026

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Stephanie Caputo, Secretary to the Planning & Zoning Board

Re: 16 Judith Lane
Wetland Permit Application
Tax Lot 41.18-1-6
16 Judith Lane
Village of Wesley Hills, New York
CDW #WH26-308

Dear Ms. Caputo,

Our office has received and reviewed Wetland Permit Application for the above referenced project, including following:

- Wetland Permit Application, signed by Larry Katz, dated May 26, 2026.
- ZBA Plan for 16 Judith Lane, prepared by Paul Gdanski, PE, PLLC, dated October 2,2022, last revised on May 31, 2026.
- Project Narrative prepared by Eliezer Brecher of Builders Expediting, dated May 21, 2026.
- Short Environmental Assessment Form, signed by Larry Katz, dated May 21, 2026.

Wetland Permit was previously granted for this project for "…construction of a swimming pool, sports court, related patio and retaining wall, and associated land grading and drainage improvements within 100 feet of the boundary of a freshwater wetland, as shown on the plot plan designated as "ZBA Plan for 16 Judith Lane, 41.18-1-6, Located in the Village of Wesley Hills, Rockland County, New York" prepared by Paul Gdanski, PE, PLLC, dated October 2, 2022 and last revised May 29, 2023", as recorded in the resolution # 23-24.

The plot plan last revised on May 31, 2026 includes the following changes:

- Pavers reduced on the west side of the proposed pool
- Reduced height of retaining wall (previously proposed 5.1', currently proposed 4')
- Increase pool side yard (previously proposed 4.3', currently proposed 15.3')
- Reduced maximum impervious coverage (previously proposed 0.324, currently proposed 0.30)

It is our understanding that the Applicant is returning to the Planning Board as per condition #1 of the Planning Board resolution #23-24 "…Any revision of the plot plan subsequent to action by the Zoning Board of Appeals will require a revision to the Wetlands Permit."

1. All comments from the letter of Brooker Engineering, PLLC dated June 27, 2023 have been addressed. Our office has no further engineering comments to this project.
2. Village Engineer must witness soil percolation testing and shall be contacted 48 hours in advance of the test for scheduling. Village Engineer must inspect any infiltration system installation prior to

backfill of any soil or aggregate. Any infiltration system installed prior to satisfactory testing or not witnessed by Village Engineer will not be accepted.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Civil Design Works, LLC
Alena Guckian, P.E.
Village of Wesley Hills Consulting Engineer

W:\Projects\WH\2026\WH26-308 - 16 Judith Lane\Correspondence\Review Letters\2026-6-23 - 16 Judith Lane.docx

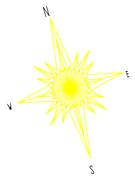
TAX LOT: SECTION 41.10, BLOCK 2, LOT 24

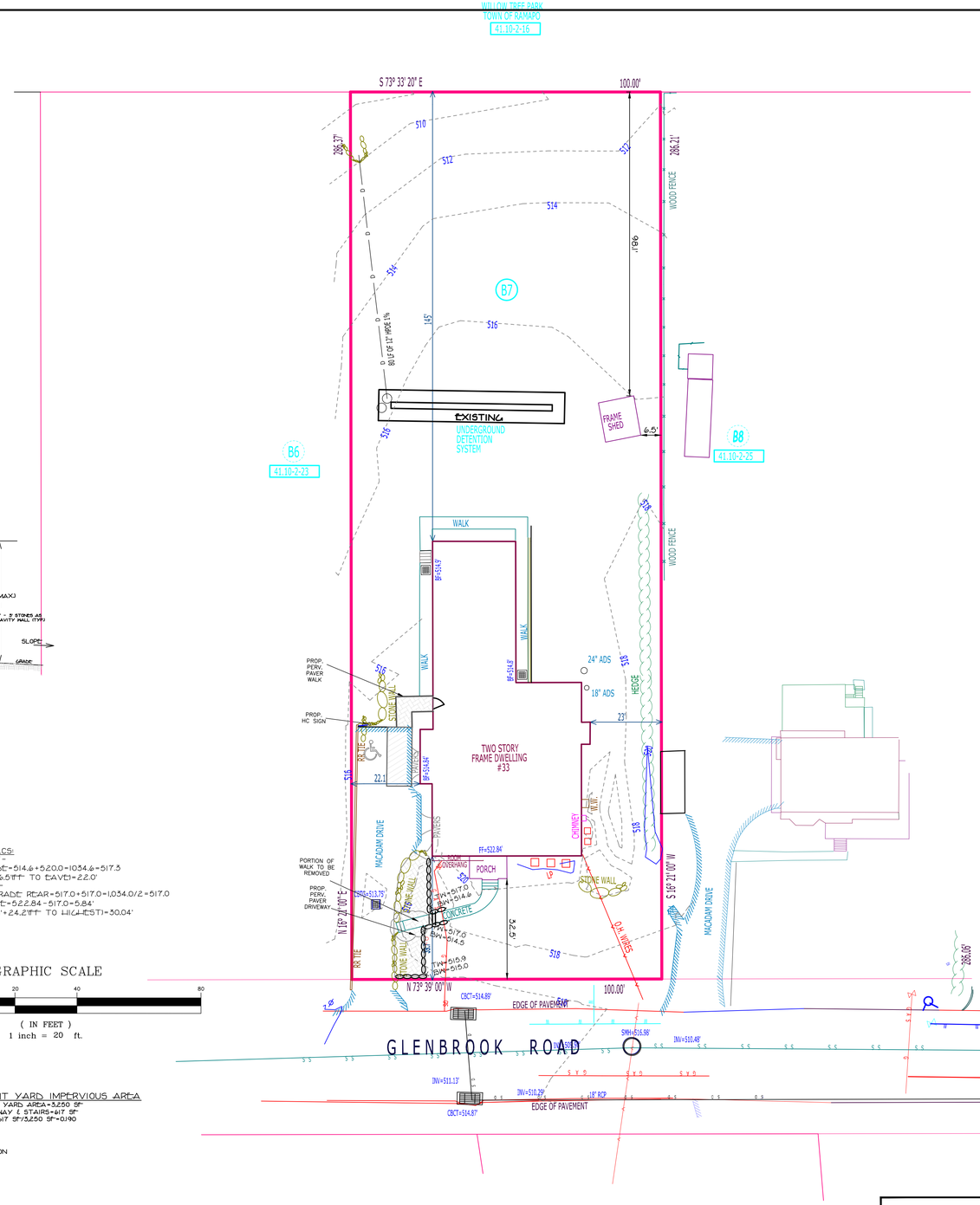
REFERENCES:

- ALL BOUNDARY & TOPOGRAPHY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY CELENTANO, P.L.S., DATED DECEMBER 1, 2024.

LEGEND

- EXISTING PROPERTY LINE
- SILT FENCE
- ELECTRIC — E — E —
- GAS — G — G —
- WATER — W — W —
- UTILITY POLE
- SEWER MANHOLE (S)
- SEWER MAIN — SS — SS —
- SANITARY CLEANOUT
- CATCH BASIN
- DRAINAGE PIPE — D — D —
- TREE







VICINITY MAP
SCALE 1" = 500'

NOTES:
1. THIS IS MAP 41.10 BLOCK 2 LOT 24 AS SHOWN ON THE TOWN OF RAMAPO TAX MAP.
2. AREA OF TRACT IN SQUARE FEET 28631 SQFT
3. ZONE: RR-35
4. PROPOSED USE: NEIGHBORHOOD GATHERING
5. RECORD OWNER:
   CONGREGATION TRISK TOLNA, INC.
   33 GLENBROOK ROAD
   MONSEY, NY 10952
6. APPLICANT:
   SAME
7. FIRE DISTRICT: MONSEY FIRE DISTRICT
8. SCHOOL DISTRICT: EAST RAMAPO CENTRAL SCHOOL DISTRICT
9. WATER DISTRICT: VEOLIA WATER
10. WATER SUPPLY BY: VEOLIA WATER
11. SEWER DISTRICT: BENEFITTED AREA # 5
12. DATUM USGS NAVD 88
13. ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN A CONDUIT OF NOT LESS THAN 2" DIAMETER.
14. THERE ARE NO CONVENANTS, DEED RESTRICTIONS, EASEMENTS, OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON SAID PLAN.
15. NO SIGNS OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITH OUT PRIOR APPROVAL OF THE PLANNING BOARD.ITENANTS ARE TO BE ADVISED OF THIS CONDITION
16. NO BURNING OR BURYING OF ANY MATERIALS PERMITTED ON SITE.
17. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO BY:

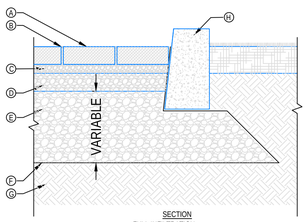
LICENSED PROFESSIONAL ENGINEER — DATE

18. THE UNDERSIGNED OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

APPLICANT — DATE

OWNER — DATE

19. NO SIGNS OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.ITENANTS ARE TO BE ADVISED OF THIS CONDITION
20. WAIVER OF INDOOR PARKING REQUESTED FROM THE PLANNING BOARD.
21. WAIVER OF 25 FEET LANDSCAPE BUFFER REQUESTED FROM THE PLANNING BOARD.
22. BLINDS AND/OR SHADES WILL BE INSTALLED IN ALL WINDOWS ON THE EAST SIDE OF THE BUILDING.



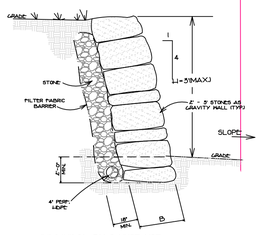
SECTION
FULL INFILTRATION

LEGEND:
(A) PERMEABLE PAVER FROM TECHO-BLOC, 2 3/8" TO 3 15/16" (60 TO 100 MM) THICK INFLO, BLU 60, MISTA RANDOM, PURE, VICTORIEN PERMEABLE, VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 936
(B) JOINT FILLING MATERIAL, NO. 8 (FOR INFLO, PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
(C) BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
(D) BASE COURSE, 12" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
(E) SUBBASE COURSE, 8" THICK NO. 2 STONE CONFORMING TO ASTM D 448 (DEPENDING ON SOIL CONDITIONS)
(F) GEOTEXTILE FILTER FABRIC MIRAFI HP370
(G) SUBGRADE
(H) EDGE RESTRAINT

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. SOILS: CHESHIRE "B"

PERMEABLE PAVERS

PERMEABLE PAVERS (FULL INFILTRATION)



* 'H' DIVIDED BY 3 MUST NOT EXCEED 'B'.

RUBBLE TOE WALL DETAIL
N.T.S.

BUILDING HT CALCS:
BUILDING HEIGHT -
AVG. EXIST. GRADE=514.6+520.0=1034.6=517.3
522.8-517.3=5.5+16.5'FT TO EAVE=22.0'
EXPOSED HEIGHT -
AVG. FINISHED GRADE REAR=517.0+517.0=1,034.0/2=517.0
HEIGHT TO GRADE=522.84-517.0=5.84'
EXPOSED HT=5.84'+24.2'FT TO HIGHEST=30.04'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAXIMUM LOT COVERAGE:
EXISTING:
EX. BUILDING=4,025 SF
EX. FRONT PORCH=100 SF
EX. SHED=150 SF
EX. DRIVEWAY & WALK=1,550 SF
EX. REAR WALK=560 SF
TOTAL = 6,385 SF

DEV. COV. = 6,385 / 28631 = 22.3%

BUILDING COVERAGE:
TOTAL=4,025 SF+100 SF=
4,275 SF/28631 SF=0.149

FRONT YARD IMPERVIOUS AREA
FRONT YARD AREA=3,250 SF
DRIVEWAY & STAIRS=417 SF
FYIA=417 SF/3,250 SF=0.190

PARKING REQUIREMENTS:
NEIGHBORHOOD PLACE OF WORSHIP PARKING CALCULATION
REQUIRED 15 SPACES
PROVIDED 19

BULK REGULATIONS - ZONE R-35 NEIGHBORHOOD GATHERING PLACE														
	MIN. LOT AREA (SF)	LOT FRONTAGE (FT)	LOT WIDTH (FT)	MIN. EFF SQUARE SIDE	FRONT YARD (FT)	SIDE YARD (FT)	TOTAL SIDE YARD (FT)	REAR YARD (FT)	MAX. IMPERVIOUS SURFACE RATIO	MAX. FRONT YD. SURFACE RATIO	MAX. BLDG. COVERAGE	MAX. HEIGHT (FT)	MAX. EXPOSED BLDG. HT.		PARKING
REQUIRED	35,000	100	125	125	50	25	60	50	0.25	0.20	0.15	2.5/25	40		15
PROPOSED	28,631**	100.0	100.0**	100.0**	32.5**	22.1**	45.1**	145.0	0.22	0.190	0.149	24.4	30.04'		19

** VARIANCE GRATNED 5/20/26
PER SECTION 230-26-C.(1)-(D) MAXIMUM BUILDING COVERAGE CAN BE INCREASED TO 0.15 FOR NEIGHBORHOOD GATHERING

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS AN UNAUTHORIZED ACT AND A VIOLATION OF FEDERAL COPYRIGHT LAW.

STATE OF NEW YORK · PAUL GDANSKI · LICENSED PROFESSIONAL ENGINEER · No. 075890

PAUL GDANSKI P.E. #075890 ©

DATE	REVISIONS
1/9/26	REVISE
5/21/26	REVISE

PLANIMETRIC PLAN
FOR
PROPOSED NEIGHBORHOOD GATHERING CONGREGATION
TRISK - TOLNA
33 GLENBROOK ROAD
41.10 - 2 - 24
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

PAUL GDANSKI P.E., PLLC
3512 WHITTIER COURT
MAHWAH, NEW JERSEY 07430
TEL: (917) 418-0999
EMAIL: PGSKI@EARTHLINK.NET

FILE: 33GLEN
DATE: NOV. 16, 2025
SCALE: 1" = 20'
DWG #: 1 OF 1

In the Matter of the Application of

Congregation Trisk Tolna

Premises situated on the north side of Glenbrook

Road approximately 400 feet west of Moccasin Place,

Known as 33 Glenbrook Road, designated on the Tax Map as

Section 41.10, Block 2, Lot 24 in an R-35 Zoning District

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Congregation Trisk Tolna for variances from the provisions of Section 230-17 Attachment I and Section 230-26G© of the Code of the Village of Wesley Hills, to permit the maintenance and use of a neighborhood gathering and single family residence for the Congregation's Rabbi having lot area of 28,631 square feet instead of the minimum required of 35,000 square feet, lot width of 100 feet instead of the minimum required of 125 feet, effective square of 100 feet instead of the minimum required of 125 feet, front yard of 32.5 feet instead of the minimum required of 50 feet, side yard of 22.1 feet instead of the minimum required of 25 feet and total side yard of 45.1 feet instead of the minimum required of 60 feet, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on April 15, 2026, which hearing was continued on May 20, 2026, and

WHEREAS, the applicant appeared by its architect, who testifies as follows:

That this is an existing single-family residence that is now being changed into a Neighborhood Gathering with the Rabbi's residence;

That no new construction is proposed, but the variances are required because of the change of use;

That the property has previously been used as a minor Neighborhood Gathering so that the use will not change substantially;

That the houses on Glenbrook Road are part of an old Ramapo subdivision that permitted smaller lots and smaller setbacks than are now required in the R-35 Zoning District;

That the subject house is similar to other houses in the neighborhood; and

WHEREAS, the applicant has applied to the Wesley Hills Planning Board for Special Permit for a Neighborhood Gathering and the Planning Board has conducted a coordinated revue for SEQRA purposes, and

WHEREAS, no one has appeared in opposition to the application,

NOW, THEREFORE, BE IT RESOLVED, that the application submitted by the Congregation Trisk Tolna for variances from the provisions of Section 230-17 Attachment I and Section 230-26G© of the Code of the Village of Wesley Hills, to permit the maintenance and use of a Neighborhood Gathering and Rabbis residence having lot area of 28,631 square feet instead of the minimum required of 35,000 square feet, lot width of 100 feet instead of the minimum required of 125 feet, effective square feet of 100 feet instead of the minimum required of 125 square feet, front yard of 32.5 feet instead of the minimum required of 50 feet, side yard of 22.1 feet instead of the minimum required of 25 feet and total side yard of 45.1 feet instead of the minimum required of 60 feet is hereby approved, and be it further

RESOLVED, that the Zoning Board of Appeals hereby makes the following Findings of Fact:

1. That these variances are for an existing residence that did not require variances when it was used as a single-family residence;
2. That the use will not change the character of the neighborhood because the building is similar to other buildings on Glenbrook Road;
3. That there is no alternative to the granting of variances because of the existence of the building in its present location;
4. That the benefit to the applicant by granting the variances is substantial whereas no detriment to adjacent properties or to the neighborhood has been identified.

Rockland County
HEALTH

CENTER FOR ENVIRONMENTAL HEALTH
Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025

Public Health
Prevent. Promote. Protect.

EDWIN J. DAY
County Executive

MARY P. LEAHY, MD, MHA
Commissioner of Health

SAMUEL J. RULLI, PE
Director, Environmental Health

May 29, 2026

AJ Ginsburg
23 Timber Trail
Suffern, NY 10901

Re: 23 Timber Trail, Suffern: Stormwater Facility / Article 19 Mosquito Control

To Whom it may concern,

We have received plans for the above-referenced project and at this time grant approval. Please be advised that this approval is solely for compliance with Article 19 of the Rockland County Sanitary Code (mosquito control) and other agency approvals may be necessary for this project. Note that if the stormwater facility design changes after this approval, contact this department as a new submission may be required.

This approval is limited to 3 years and shall expire 3 years from the date of approval unless construction has commenced. Time extensions for plan approval may be granted by the RCDOH based upon development facts in effect at that time. A new plan submission may be required to obtain a time extension.

Please note, it is your duty to maintain a mosquito-free property before, during, and after construction. The County will monitor the property. Catch basins will be treated after they are installed at no additional cost. Please contact us if the catch basin is within a locked, gated property or in an area not readily accessible so we can arrange for Department staff to treat the basin. The property will be monitored for other areas of standing water before and during construction for mosquito-related purposes. When construction is complete, we will access the property to treat catch basins and monitor above-ground drainage structures such as retention basins. **It is the owner's responsibility to prevent mosquito breeding in areas created by drainage and grading issues (e.g., tire ruts, depressions, holes, retention basins, etc.)**. If you choose larvicide as a treatment method, you must follow NYS Department of Environmental Conservation regulations, which include following label directions and posting in accordance with the Rockland County Sanitary Code.

Should you have areas of concern or need assistance, I may be reached at 845-364-3475. **Do not wait for a routine inspection**; if standing water is observed during an inspection, it may be documented as a violation of Article 19 of the Rockland County Sanitary Code, and legal action may be initiated.

Truly yours,

Amy Isenberg

Amy Isenberg
Environmental Health Specialist
mbsp@co.rockland.ny.us

CC: Paul Gdanski, P.E., PLLC

MBSP3843

INVOICE

Bill To

Aj ginsburg
23 Timber Trail
Suffern , Ny 10901
(917) 584-9239

Montebello Landscaping And Construction Corp.

LICENSE CONTRACTOR # H-19380., Mailing Address:
368 New Hempstead Rd #227
New City, Ny 10956
Phone: (845) 520-0438
Email: montebello_landscape@aol.com
Web: MontebelloCorp.com

Payment terms	Due upon receipt
Invoice #	1221
Date	05/04/2026

Description

Topsoil .

Rake ground front and back property $2,000.00
- spreading 80 yards of topsoil.
Price per yard $75.00 due $6,000.00
- seeds front and back add straw to cover plus starter fertilizer for new grass seeds $3000.00

Subtotal	$11,000.00
Total	**$11,000.00**

From: **Lawrence, Victoria A (DEC)** <victoria.lawrence@dec.ny.gov>
Date: Fri, May 29, 2026 at 10:46 AM
Subject: Re: 23 timber trail suffern ny
To: AJ Ginsburg <ajginsburg12@gmail.com>

Good morning,

We spoke on the phone earlier. You wanted to know if a permit was needed to construct an outdoor basketball court on a parcel located at 23 Timber Trail, Suffern, NY. This property is located near known occurrences of timber rattlesnake, a NYS-listed threatened species.

Due to the existence of a significant dispersal barrier (US Rte 202) between the occurrences and the project site, the proposed project is not likely to have an impact on the timber rattlesnakes. An Article 11, Threatened and Endangered Species Incidental "Take" Permit from the NYSDEC will not be required; no further review regarding timber rattlesnakes at this site is necessary at this time.

Please let me know if you have any questions regarding the above.

Thank you.

VICTORIA LAWRENCE
Environmental Analyst 1
New York State Department of Environmental Conservation
Division of Environmental Permits
21 S Putt Corners Road, New Paltz, NY 12561
(845) 633-5454 | victoria.lawrence@dec.ny.gov
dec.ny.gov

CIVIL DESIGN WORKS LLC

Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

June 19, 2026

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Stephanie Caputo, Secretary to the Planning & Zoning Board

Re: 23 Timber Trail
Special Permit Application
Tax Lot 32.14-1-17
23 Timber Trail
Village of Wesley Hills, New York
CDW #WH26-605

Dear Ms. Caputo,

Our office has previously received and reviewed Special Permit Application for the above referenced project. New project materials included:

- Plot Plan for Ginsburg, prepared by Paul Gdanski, PE, PLLC, dated April 14, 2026, last revised on May 29, 2026.

The project is proposing construction of a 50 feet wide and 90 feet long tennis court with a total area of 4,500 square feet. As per §230-14.O(4)(b), construction of an accessory structure over 2,500 square feet in ground floor area requires the issuance of a Special Permit by the Planning Board. It is our understanding that the Applicant is also working on renovation of the existing house and will convert existing garage into a living space. Section 230-31.A requires 2 parking spaces, at least one of which to be an indoor space, to be provided for one-family dwellings. The project is proposing to install a detached one-car garage at the end of the existing paved driveway to meet requirements of §230-31.A. The majority of the existing trees on site were removed and preparation work for installation of the tennis court has started.

Below are our comments based on review of the revised plan, Planning Board discussion at the Planning Board meeting on May 27, 2026, and site visit performed on June 3, 2026:

1. Site Plan approval is required for Special Permit applications (§230-21.E).
2. The plan shall include name and address of record owner and of applicant and Chairman signature block.
3. The Applicant shall provide Landscaping Plan satisfactory to the Planning Board.
4. The total number of trees removed shall be identified on the plan.
5. The Applicant shall clarify if a walk to the tennis court will be proposed.
6. The Applicant provided simplified drainage calculations and proposed installing four (4) drywells to offset increase in impervious coverage. Provided drainage calculations were based on increase of impervious coverage without consideration for replacement of woods by lawn. This simplified methodology is typically accepted for plot plan submissions in the Village of Wesley Hills. However,

use of this simplified methodology was questioned at the latest Planning Board meeting as this project involved removal of a significant number of trees. Our office performed drainage calculations for this project utilizing Westchester method with consideration for replacement of woods by lawn. Our analysis confirmed that four (4) drywells will be sufficient for this project. Drainage calculations were performed utilizing assumed percolation rate of 2 inches per hour; drainage design may need to be revised based on percolation testing results.

7. Our office performed calculations to estimate volume of imported soil utilizing typical thickness of topsoil of 6". Per our observations, topsoil was placed on the entire site with exception of the existing and proposed impervious surfaces.
    - Site area: 73,260 SF
    - Proposed impervious coverage: 9,835 SF
    - Total topsoiled area: 63,425 SF
    - Volume of soil to be imported to install 6" topsoil layer: 63,425 SF * 0.5 FT = 31,712.5 CF = 1,175 CY.

    Based on this assumption Permit for Clearing, Filling or Excavation of Land is required as the volume of imported soil exceeds 100 CY. Volume of 1,175 CY of soil is equivalent to 78 trucks assuming one load is 15 CY.

    The Applicant shall provide soil certification documentation indicating soil source. Alternatively Planning Board may request the Applicant to perform soil testing.

    Clearing, Filling or Excavation of Land Permit fee is $100 for first 1,000 square feet of affected area, plus $50 for each additional 1,000 square feet of affected area. Required Permit fee would be $3,200.

8. Prior to the issuance of a Building Permit, the Applicant will be required to submit Notice of Intent with NYS DEC to request coverage under SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 in accordance with Part I.D. of the Permit Document.
9. Village Engineer must witness soil percolation testing and shall be contacted 48 hours in advance of the test for scheduling. Village Engineer must inspect any infiltration system installation prior to backfill of any soil or aggregate. Any infiltration system installed prior to satisfactory testing or not witnessed by Village Engineer will not be accepted.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Civil Design Works, LLC
Alena Guckian, P.E.
Village of Wesley Hills Consulting Engineer

W:\Projects\WH\2026\WH26-605 - 23 Timber Trail\Correspondence\Review Letters\2026-6-19 - 23 Timber Trail.docx

NELSON POPE VOORHIS
environmental • land use • planning

Memorandum

To: Village of Wesley Hills Planning Board

From: William Brady, AICP, Principal Planner
Gerard Chesterman, Planner

Re: Ginsburg 23 Timber Trail Special Permit
SBL# 32.14-1-17: R-50 Zoning District

Date: June 23, 2026

cc: Stephanie Caputo, Planning Board Secretary
Bruce Minsky, Esq., Planning Board Attorney
Elena Guckian, P.E., Village Engineer
John Layne, Building Inspector
AJ Ginsburg, Applicant

Received and reviewed for this memorandum:

- Plot Plan, prepared and Signed by Paul Gdanski, P.E., PLLC, dated April 14, 2026, revised May 26, 2026.
    - DWG # 1 of 2
    - DWG # 2 of 2

Project Summary

The applicant, AJ Ginsburg, is requesting special permit approval for a proposed 4,500 SF sports court and tree removal on an existing single-family lot.

Submission Comments

1. **6/23/26 -At the May Planning Board meeting, the applicant noted that all or most of the trees in on the property have been removed. The newly submitted plans show a line of plantings along the perimeter of the property which, according to the applicant, have already been planted.**

2. Per § 230-21. (E), all special permit uses require site plan approval. Per § 230-46, please provided the following information:

- The location and dimensions of all existing buildings, retaining walls, fences, rock outcrops, wooded areas, single trees with a diameter of eight inches or more measured three feet above the base of the trunk, watercourses, marshes, water supply, sanitary sewerage, storm drainage, and any other utility facilities and of any other significant existing features on the premises. All

significant existing features within 20 feet of all property lines shall also be shown. **6/23/26 – This comment remains.**

- The estimate of all earthwork, including the quantity of any material to be imported to or removed from the site, or a statement that no material is to be removed or imported. **6/23/26 – we defer to the comments of the Village Engineer regarding the quantity and quality of the imported materials.**
- A detailed landscaping plan, including type, size and location of all materials used and plans for buffer screening and fencing. **6/23/26 – This comment remains.**

- Proposed type, design, mounting height, location, direction, power and timing of all outdoor lighting. **6/23/26 – This comment remains.**

3. The latest Google Maps street view imaging indicates that the trees proposed to be removed from the front of the property on the site plan have already been removed. Please provide more information on this. **6/23/26 – as noted above, the applicant has noted that all or most trees on the property have been removed.**

Zoning Comments

4. Per § 95-4, this proposal also requires an application for a clearing permit because of the proposed tree removal. **6/23/26 – Comment remains.**

Planning Comments

5. Please consider only removing trees that conflict with the proposed court and preserve all existing healthy trees that do not conflict with the court. **6/23/26 – as noted above, the applicant has noted that all or most trees on the property have been removed.**

SEQRA/GML Comments

6. For SEQRA purposes, the construction of the sports court of this size would be considered a Type II Action per §617.5(c)(15) and no further SEQRA review is required.

7. The proposal does not appear to require any GML review from Rockland County Planning or any other municipality.

Items reviewed for our previous memorandum dated May 22, 2026:

- Special Permit Application, prepared and signed by AJ Ginsburg, dated April 16, 2026.
- Narrative, unsigned, undated.
- Short Environmental Assessment Form, prepared and signed by AJ Ginsburg, dated April 16, 2026.
- Plot Plan, prepared and Signed by Paul Gdanski, P.E., PLLC, dated April 14, 2026
    - DWG # 1 of 2
    - DWG # 2 of 2

Please let me know if you have any questions or comments regarding this review.

05/07/2026

34 Willow Tree Rd, Monsey, NY 10952

41.07-2-31

We are requesting approval to restore and convert the property back to its previous condition prior to the issuance of the current violations. The proposed work is intended to bring the property into compliance and return the structure to its original approved use and layout. Fill will be removed and replaced with topsoil and seed.

Email: raizy@thebluview.com Phone: 845-533-4473 Address: POB 141, Tallman, NY 10982

VILLAGE OF WESLEY HILLS

FOR CLEARING, FILLING OR EXCAVATION OF LAND

*Before proceeding with any land disturbance, please contact **"Dig Safely New York"** at **1-800-962-7962**, a free service, to insure a safe dig.*

APPLICANT: Tzvi Lefkowitz - 34 Willow Tree LLC

STREET ADDRESS: 34 Willow Tree Rd

CITY, STATE Monsey, NY ZIP 10952

TELEPHONE NO.(S) 718-757-1663

PROJECT LOCATION

STREET LOCATION: 34 Willow Tree Rd

TAX MAP SECTION 41.07-2 LOT 31

IF APPLICABLE: SUBDIVISION NAME _____
BLOCK _____ LOT _____

NAME OF PROJECT

1. BRIEFLY DESCRIBE NATURE AND PURPOSE OF LAND DISTURBANCE:

   Restore and convert the property back to its previous condition. Fill will be removed and replaced with topsoil and seed.

2. AREA TO BE DISTURBED (IN ACRES) 0.50

3. (A) ESTIMATED MAXIMUM QUANTITY OF MATERIAL TO BE EXCAVATED AND/OR REMOVED 740 CY

   (B) ESTIMATED MAXIMUM QUANTITY THAT WILL BE USED FOR REGRADING OR FILLING. (COMPUTED FROM CROSS SECTIONS OF A PROPOSED EXCAVATION OR DISTURBED AREA) 0 CY

4. DESCRIBE ANY MATERIAL TO BE USED FOR LAND FILLING, AND, WHERE FILL IS TO BE BROUGHT ONTO THE PREMISES, ITS SOURCE, METHOD OF TRANSPORT AND ESTIMATED VOLUME No fill to be brought to site.

5. IS THERE A WELL AND/OR A SEWAGE DISPOSAL SYSTEM WITHIN FIFTY (50) FEET OF THE PROPOSED DISTURBED AREA? None known

6. STATE LOCATION AND PRESENT STATUS OF ANY PREVIOUS OPERATIONS OF THE TYPE CONTEMPLATED BY THIS LOCAL LAW OFTHE PROPERTY WITHIN THE PRECEDING YEAR_____
_____

ESTIMATED COST OF SUCH WORK IN ACCORDANCE WITH THE STANDARDS OF THIS SECTION $7,000_____

"Permission is hereby granted to the Village of Wesley Hills, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession."

SITE PLAN

A SITE PLAN MUST BE SUBMITTED WITH THIS APPLICATION SHOWING AT LEAST THE FOLLOWING:

(1) THE AREA PROPOSED TO BE DISTURBED AND ITS RELATION TO NEIGHBORING PROPERTIES, TOGETHER WITH BUILDINGS, ROADS, AND NATURAL WATER COURSES, IF ANY, WITHIN 250 FEET OF THE BOUNDARIES OF THE SAID AREA. AN INSET MAP AT A REDUCED SCALE MAY BE USED, IF NECESSARY AND HELPFUL.

(2) THE AREA THAT IS TO BE DISTURBED BY THE PROPOSED EXCAVATION OR LANDFILLING.

(3) THE ESTIMATED MAXIMUM QUANTITY OF MATERIAL TO BE EXCAVATED AND/OR REMOVED AND THE ESTIMATED MAXIMUM QUANTITY THAT WILL BE USED FOR REGRADING OR FILLING, COMPUTED FROM CROSS SECTIONS OF A PROPOSED EXCAVATION OR DISTURBED AREA.

(4) A DESCRIPTION OF ANY MATERIAL TO BE USED FOR LAND FILLING,AND, WHERE FILL IS TO BE BROUGHT INTO THE PREMISES, ITS SOURCE, METHOD OF TRANSPORT AND ESTIMATED VOLUME.

(5) THE LOCATION OF ANY WELL, AND THE DEPTH THEREOF, AND THE LOCATION OF NATURAL WATERCOURSES, IF ANY, LOCATED WITHIN 50 FEET OF THE PROPOSED DISTURBED AREA.

(6) THE LOCATION OF ANY SEWAGE DISPOSAL SYSTEM, ANY PART OF WHICH IS WITHIN 50 FEET OF THE PROPOSED DISTURBED AREA.

(7) EXISTING TOPOGRAPHY OF THE AREA PROPOSED TO BE DISTURBED AT A CONTOUR INTERVAL OF NOT MORE THAN TWO FEET. CONTOURS SHALL BE SHOWN FOR A DISTANCE 50 FEET BEYOND THE LIMITS OF THE PROPOSED DISTURBED AREA.

(8) THE PROPOSED FINAL CONTOURS AT A MAXIMUM CONTOUR INTERVAL OF TWO FEET.

(9) THE LOCATION AND PRESENT STATUS OF ANY PREVIOUS OPERATIONS OF THE TYPE CONTEMPLATED BY THIS LOCAL LAW OF THE PROPERTY WITHIN THE PRECEDING YEAR.

(10) THE DETAILS OF ANY DRAINAGE SYSTEM PROPOSED TO BE INSTALLED AND MAINTAINED BY THE APPLICANT, DESIGNED TO PROVIDE FOR PROPER SURFACE DRAINAGE OF THE LAND, BOTH DURING THE PERFORMANCE OF THE WORK APPLIED FOR, AND AFTER THE COMPLETION THEREOF.

(11) IF A PROPOSED EXCAVATION IS FOR THE PURPOSE OF MAKING A LAKE OR POND, THE DETAILS OF THE PROPOSED CONSTRUCTION OF THE DAM OR OTHER STRUCTURE OR EMBANKMENT INTENDED TO IMPOUND THE WATER, TOGETHER WITH THE DETAILS AND LOCATION OF PROPOSED DISCHARGE AND OF A VALVED OUTLET FOR DRAINAGE PURPOSES.

(12) THE REHABILITATION PROPOSED, AND THE ESTIMATE OF THE COST OF SUCH WORK IN ACCORDANCE WITH THE STANDARDS IN THIS SECTION.

FEE

$100 FOR FIRST 1,000 SQUARE FEET OF AFFECTED AREA, PLUS
$50 FOR EACH ADDITIONAL 1,000 SQUARE FEET OF AFFECTED AREA AS DETERMINED BY VILLAGE ENGINEER.

AMOUNT OF Fee _____

THE UNDERSIGNED APPLICANT AGREES TO ABIDE BY THE CONDITIONS OF LOCAL LAW NO. 17 OF 1984 OF THE VILLAGE OF WESLEY HILLS

_____ Corporate Seal (If Applicable)

_____ Company Name (If Applicable)

T. Lefkowitz
SIGNATURE

6/1/26
DATE

Owner
TITLE (If Applicable)

CONDITIONS:_____
_____
_____
_____

APPROVED BY:_____ TITLE_____

DATE:_____ **Submit (2) Originals + 12 Copies of Application**

ELFASSY LAW
ELFASSY AND ASSOCIATES
516.765.7500

PO BOX 660137
FRESH MEADOWS NY 11366

Via eMail: villageclerk@wesleyhills.gov

June 17, 2026

Village of Wesley Hills
432 NY-306
Monsey, NY 10952
Attn: Camille

Re: 34 Willow Tree Road
Tzvi Lefkowitz

This office represents 34 Willow Tree LLC, the current fee owner of the referenced property. Please be advised that Mr Lefkowitz is authorized to act on behalf of the LLC without any restriction.

Sincerely yours,

Bernard Elfassy, Esq

Cc: Efraim Frankl

240-19 JAMAICA AVENUE 2ND FLOOR BELLEROSE NY 11426

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
34 Willow Tree Road

Project Location (describe, and attach a location map):
34 Willow Tree Road

Brief Description of Proposed Action:
Remove fill that was placed on property.

Name of Applicant or Sponsor:	Telephone: 718-757-1663
Tzvi Lefkowitz	E-Mail:

Address:
40 Quince Ln

City/PO:	State:	Zip Code:
Monsey	NY	10901

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building permit	☐	☑

3. a. Total acreage of the site of the proposed action? 2.94 acres
   b. Total acreage to be physically disturbed? 0.46 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.94 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: NA _____	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ NA _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ NA _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

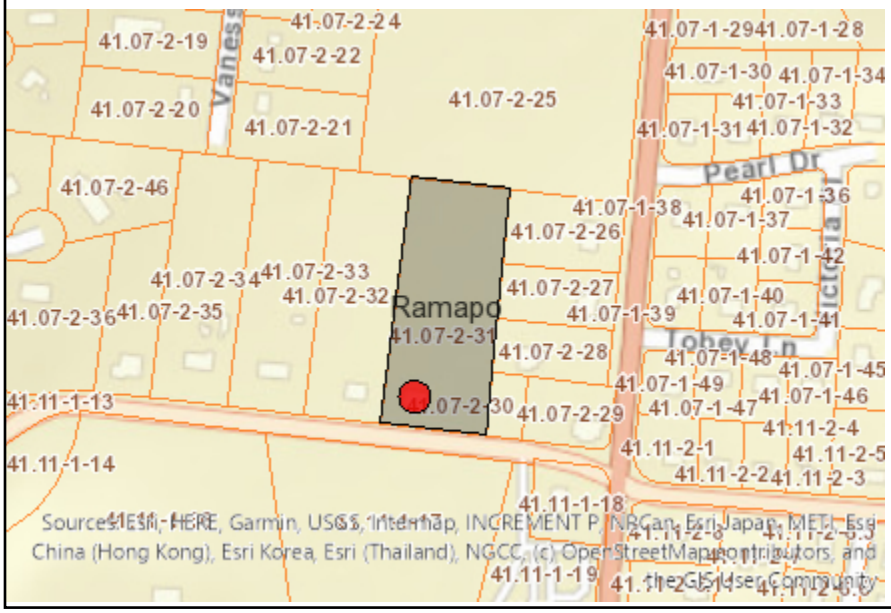
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe: _____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Tzvi Lefkowitz Date: 5/25/26

Signature: T. Lefkowitz Title: Owner

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



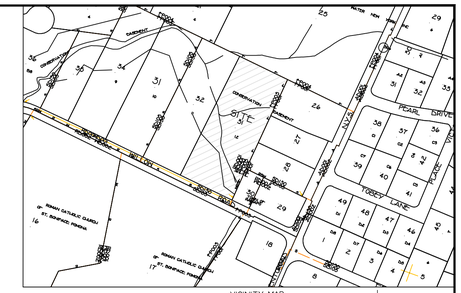
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

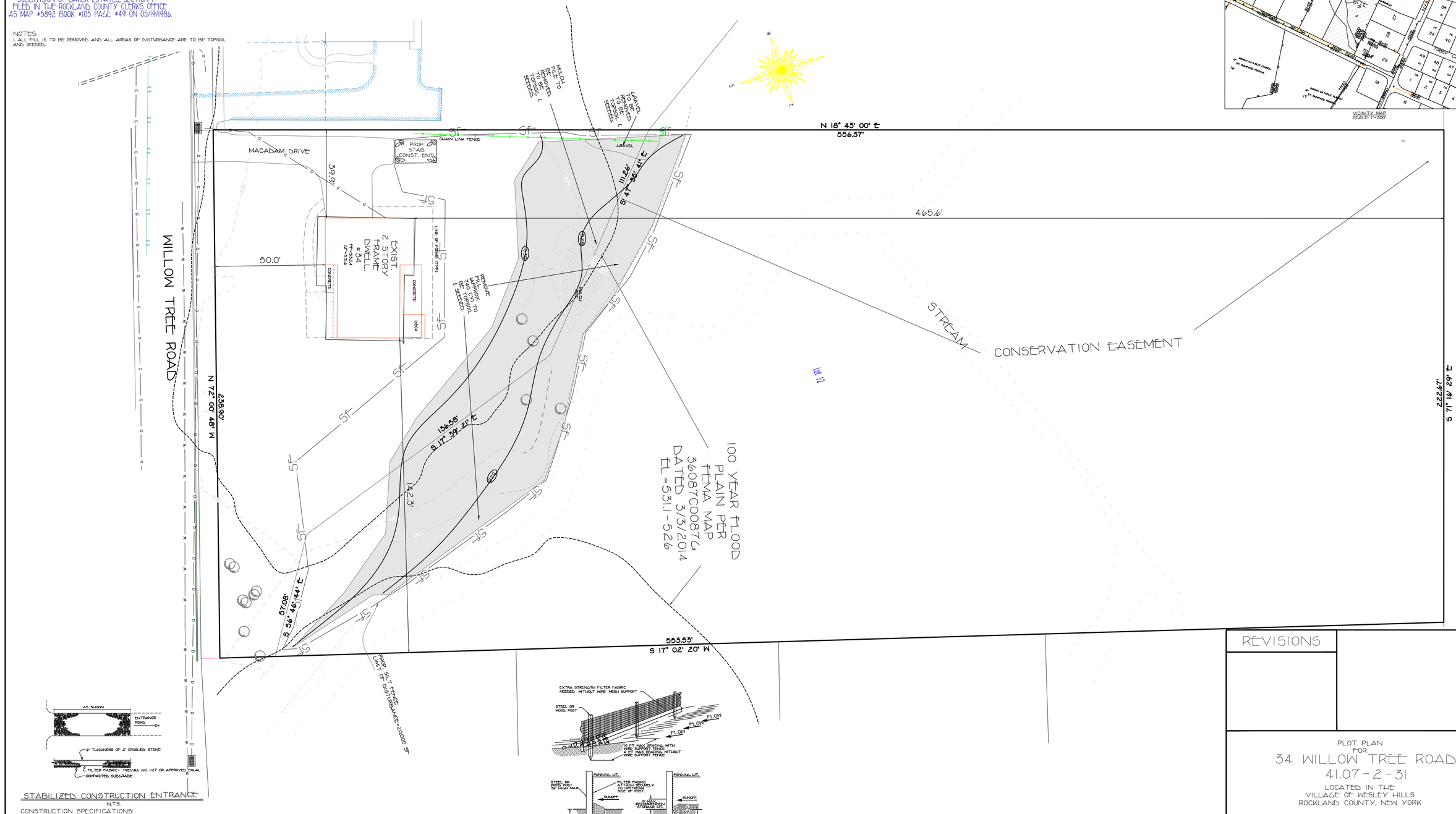
REFERENCES:

-ALL BOUNDARY & TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS, LAST REVISED OCTOBER 29, 2025.

BEING LOT 12 ON A CERTAIN MAP ENTITLED "SUBDIVISION OF BAKER ESTATES, SECTION 1" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE AS MAP #5892 BOOK #105 PAGE #49 ON 05/19/1986.

NOTES:
1. ALL FILL IS TO BE REMOVED AND ALL AREAS OF DISTURBANCE ARE TO BE TOPSOIL AND SEEDED.





STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE - USE 1-4 INCH STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET.
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 OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO 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 ACROSS 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 ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, 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.

STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. FILTER STRIP SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE

N.T.S.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FILING OR NEW LAND TRANSACTION OR FILING WITH ANY GOVERNMENTAL AGENCY OR OFFICE IS AN UNAUTHORIZED VIOLATION OF FEDERAL COPYRIGHT LAWS.

PAUL GDANSKI, PE, PLLC
LICENSED PROFESSIONAL ENGINEER

PAUL GDANSKI, PE #090

REVISIONS

PLOT PLAN
FOR
34 WILLOW TREE ROAD
41.07-2-31
LOCATED IN THE
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

GRAPHIC SCALE
20 15 10 5 0 10 20 40 60

PAUL GDANSKI, PE, PLLC
3512 WHITTIER COURT
MAHWAH, N.J. 07430
TEL: (917) 418-0999

DRAWING NO.	34WILLOW
DATE	APR. 29, 2026
SCALE	1" = 20'
SHEET	1 OF 1

CIVIL DESIGN WORKS LLC

Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

June 23, 2026

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Stephanie Caputo, Secretary to the Planning & Zoning Board

Re: 34 Willow Tree Road
Tax Lot 41.07-2-31
Application for Clearing, Filling or Excavation of Land
CDW #WH25-608

Dear Ms. Caputo,

Our office has received and reviewed the submission for Clearing, Filling or Excavation of Land Permit for the above referenced project:

- Application for Clearing, Filling or Excavation of Land, dated June 1, 2026.
- Short Environmental Assessment Form, signed by Tzvi Lefkowitz, dated May 25, 2026.
- Narrative Summary prepared by The Blu View, dated May 7, 2026.
- Plot plan for 34 Willow Tree Road, dated April 29, 2026, signed and sealed by Paul Gdanski, PE, PLLC.

It is our understanding that site work including clearing, filling and excavation was previously performed on site without the required Permit. As per the provided narrative, the Applicant is intending to remove imported fill and restore property to pre-existing condition.

We offer the following comments:

1. A site plan approval is required for this project.
2. The Applicant shall clarify where the pre-existing topography was obtained from and provide references on the plan.
3. All disturbed areas on site should be temporary stabilized until site work is approved by the Planning Board, and all required Permits are obtained.
4. Provide topsoil and seed detail.
5. Installation of erosion control blanket for final stabilization will be required for this project.
6. Show approximate location of sanitary sewer and water connections.
7. As per Rockland County Sewer District No. 1 letter dated January 21, 2026, this project requires ESA (Environmentally Sensitive Area) waiver.
8. Permit fees are calculated as $100 for first 1,000 square feet of affected area, plus $50 for each additional 1,000 square feet of affected area. The plan indicates that approximately 20,000 square feet will be affected, therefore, Permit fee is $100 + $50*19 = $1,050.

Please contact our office if you have any questions. We will continue our review upon receipt of updated plan submissions and materials as noted above.

Sincerely,



Civil Design Works, LLC
Alena Guckian, P.E.
Village of Wesley Hills Consulting Engineer

W:\Projects\WH\2025\WH25-608 - 34 Willow Tree Road\Correspondence\Review Letters\2026-6-23 - 34 Willow Tree Rd.docx