

STREETSCAPE, NEIGHBORHOOD, EXISTING HOUSE

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
B.O.	BOTTOM OF
CAB	CABINET
CT	CERAMIC TILE
CL/CLOS	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
DIM	DIMENSION
DWG	DRAWING
EL/ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXTG	EXISTING
FIN	FINISHED
FLR	FLOOR
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
INSUL	INSULATION
INT	INTERIOR
LAV	LAVATORY
MC	MEDICINE CABINET
MIN	MINIMUM
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
PL LAM	PLASTIC LAMINATE
PTD	PAINTED
R/RAD	RADIATOR
R&S	ROD & SHELF
REQ'D	REQUIRED
RO	ROUGH OPENING
SIM	SIMILAR
T.O.P	TOP OF PLATE
T.O.S.	TOP OF SLAB
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WD	WOOD

MATERIALS / SYMBOLS

	EXISTING WALL
	NEW WALL
	CONCRETE
	CONCRETE MAS UNIT
	WELDED WIRE MESH
	PLYWOOD
	FINISH WOOD
	BATT INSULATION
	RIGID INSULATION
	CELLULOSE INSULATION
	SECTION
	DETAIL
	ELEVATION
	CENTERLINE



44 PARK TRAIL from north



44 PARK TRAIL from west



44 PARK TRAIL from BIG OAK LANE



44 PARK TRAIL from 42 PARK TRAIL



44 PARK TRAIL from 42 PARK TRAIL



EXT'G DECK from property



EXT'G DECK from property

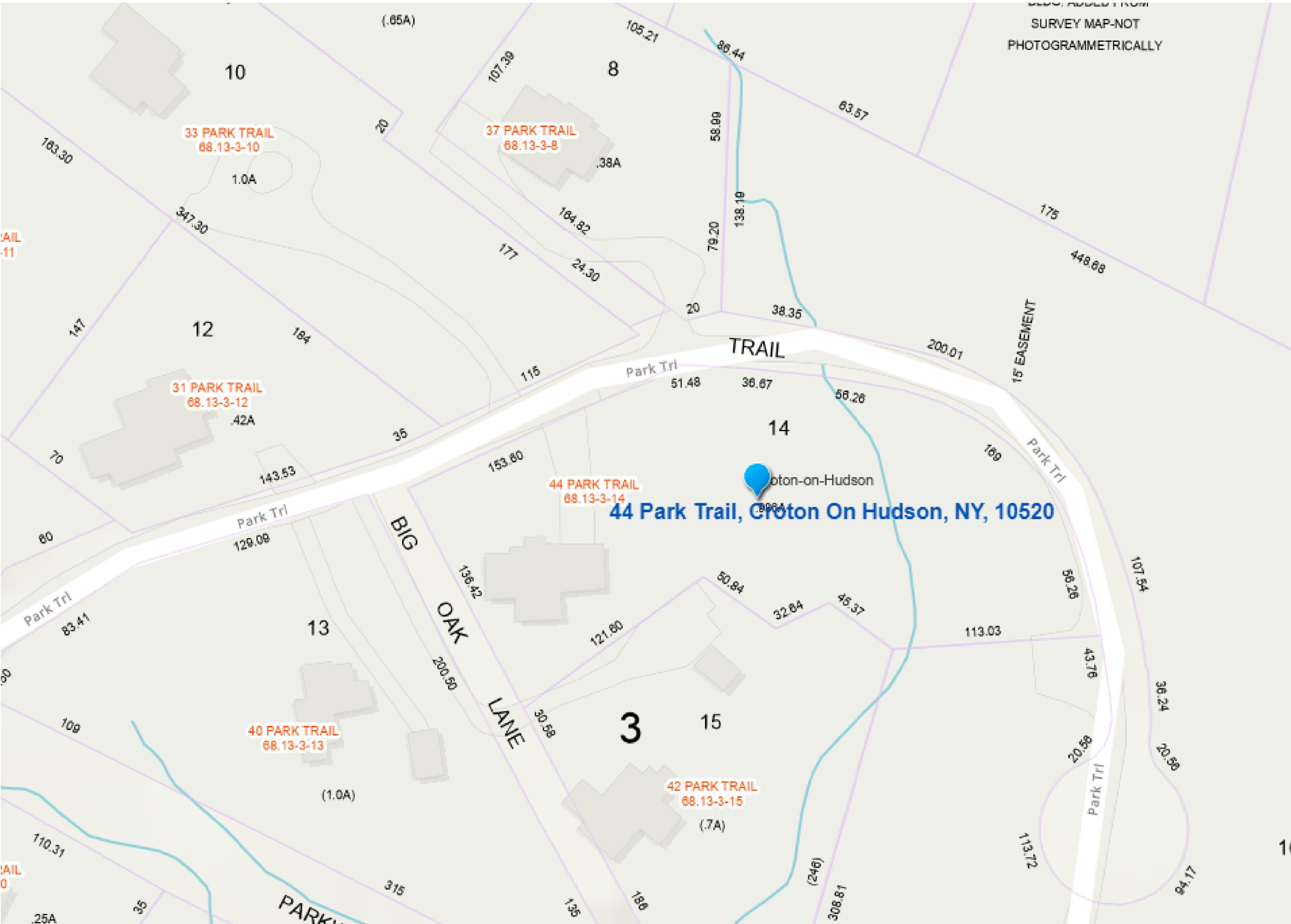


37 PARK TRAIL



31 PARK TRAIL

AREA MAP



PRELIMINARY; NOT FOR CONSTRUCTION

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FRANKS -NEILL
RESIDENCE

44 Park Trail,
Croton-on-Hudson, NY
10520

- ZONING SET -
JUNE 22, 2022

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FRANKS NEILL RESIDENCE
MAP: 68.13, BLOCK: 3, LOT: 14

DRAWING LIST

NUMBER	TITLE	DATE	REVISION
T-101	TITLE PAGE , EXISTING PHOTOS AND MAP	6/22/2022	
SP-101	SITE PLAN, ZONING DATA	6/22/2022	
-	-		
EC-101	EXISTING PLANS & ELEVATIONS W/ DEMOLITION	6/22/2022	
A-101	CONSTRUCTION PLANS, DOOR WINDOW SCHEDS.	6/22/2022	
A-201	EXTERIOR ELEVATIONS	6/22/2022	
-	-		
-	-		
-	-		

DATE: June 22, 2022

Title: Title Page

Scale: AS NOTED

Drawn by: JE

PROJECT:
FRANKS NEILL RESIDENCE
44 PARK TRAIL

Croton-On-Hudson, NY 10520

ZBA SET

T-101

2 RE-BARS, STEEL PICKETS, OR 2"X2" STAKES 1
1/2 TO 2" IN GROUND.
DRIVE STAKES FLUSH WITH BALES

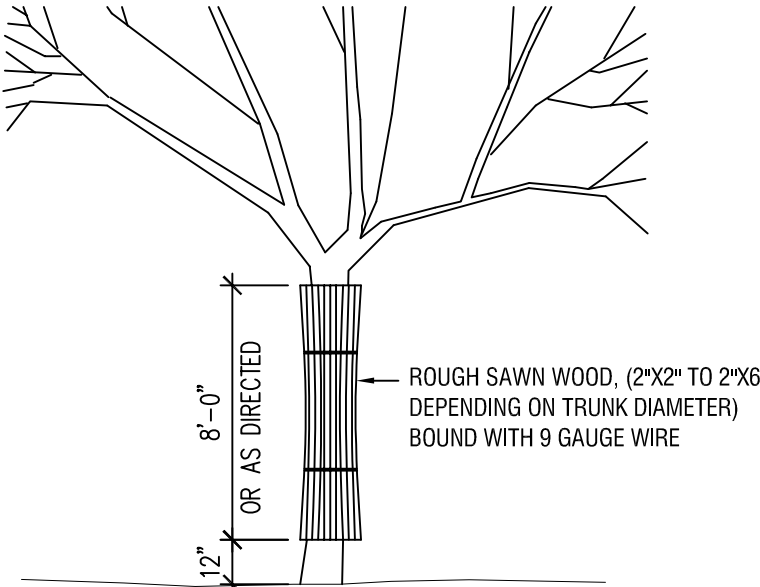
ANGLE FIRST STAKE TOWARD
PREVIOUSLY LAID BALE

FLOW

WIRE OR NYLON BOUND
BALES PLACED ON
CONTOUR

NOTES:

- BALES SHALL BE EITHER STRAW OR HAY.
- BALES SHALL BE PLACED AT THE TOE OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4 INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT, AND REPAIR AND/OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED TO MAINTAIN EFFECTIVENESS OF INSTALLATION.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE FLOW OR DRAINAGE.



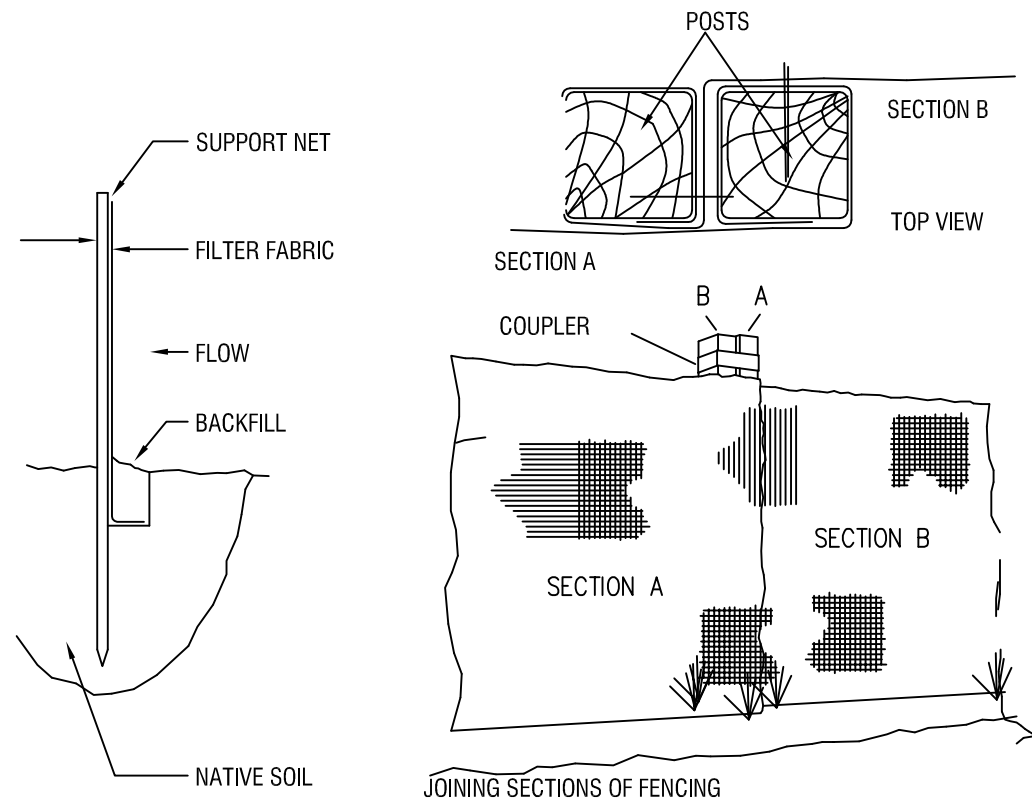
INDIVIDUAL TREE ARMOR TYPE

2

STRAWBALE SEDIMENT BARRIERS

SP-101

SCALE: NTS



INSTALLATION NOTES

- EXCAVATE A 4"X4" TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
- DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
- LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
- JOIN SECTIONS AS SHOWN ABOVE.

NOTE:
ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WESTCHESTER COUNTY PUBLICATION BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION RELATED ACTIVITIES, LATEST EDITION.

3

SILT FENCE

SP-101

SCALE: NTS

ZONING CODE COMPLIANCE

TAX MAP DESIGNATION:	SECT: 68.13 BLOCK: 3 LOT: 14			
ZONING DISTRICT:	RA-25			
	MIN. REQUIREMENTS	EXISTING	PROPOSED	COMPLIANCE
LOT AREA, SQ.FT.	25,000	42,970	NO CHANGE	YES
MIN. LOT WIDTH	125'	284'	NO CHANGE	YES
MIN. LOT DEPTH	150'	102.5'	NO CHANGE	NO, EXIST IRREG. LOT
MIN. FRONT YARD	40'	47'	NO CHANGE	YES
MIN. SIDE YARD	20'	24'	NO CHANGE	YES
BOTH SIDE YARDS	50'	196.3' +/-	NO CHANGE	YES
MIN. REAR YARD	30'	19.12'	NO CHANGE	NO, EXIST., NON-CONFORMING*
MAX. HEIGHT DWELLING	2.5 STY / 35'	2.5/-	NO CHANGE	YES
MIN. HABIT. FLR AREA-TOTAL	1,200	2625	2769	YES
MAIN FLOOR SQ FT	880	1467	1611	YES
MAX. BUILDING COVERAGE	25% LOT AREA	3.4%	NO CHANGE	YES
FLOOR AREA RATIO	.20	.061	.064	YES
OFF STREET PARKING REQ	2	2	NO CHANGE	YES
ACCESSORY BLDG SETBACK	5'	5'	NO CHANGE	YES
ACCESSORY BLDG HEIGHT	15'	10'	NO CHANGE	YES

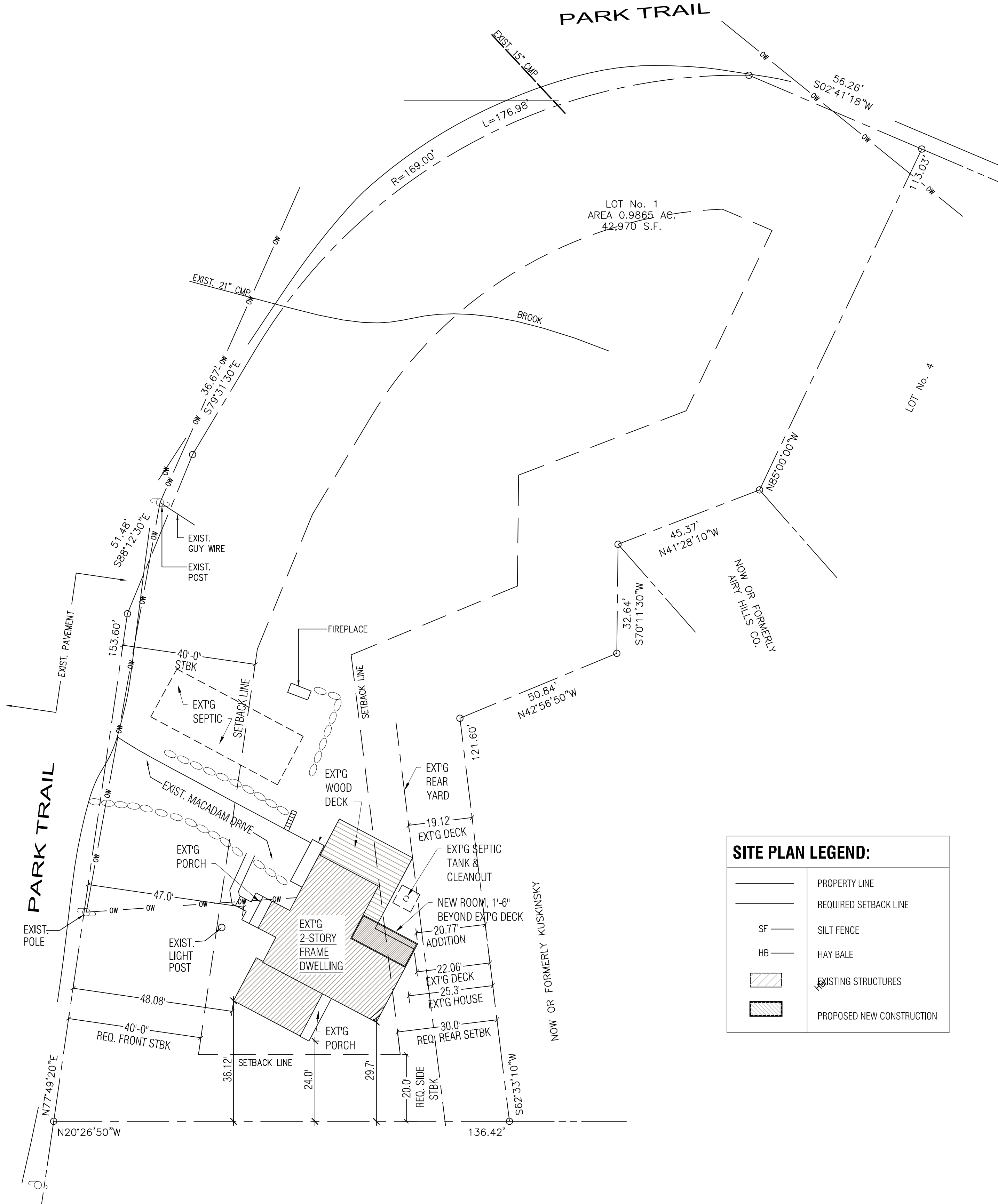
NOTE: PROPOSED FINISHED ROOM WILL BE BUILT OVER AND EXTEND BEYOND AND EXISTING DECK THAT IS BEYOND THE REAR YARD SETBACK.

4

TREE PROTECTION

SP-101

SCALE: NTS



SITE PLAN LEGEND:

—	PROPERTY LINE
—	REQUIRED SETBACK LINE
SF	SILT FENCE
HB	HAY BALE
[Hatched Box]	EXISTING STRUCTURES
[Solid Box]	PROPOSED NEW CONSTRUCTION

1

SITE PLAN

SCALE: 1"=20'-0"

INFORMATION ON SITE PLAN ABOVE WAS TAKEN FROM AN OWNER PROVIDED SURVEY BY DONALD J. DONNELLY, L.S. NYS LICENSE NO. 49000 OF 1929 COMMERCE STREET, YORKTOWN HEIGHTS, NEW YORK. ACCURACY IS LIMITED TO THE INFORMATION PROVIDED THEREIN.



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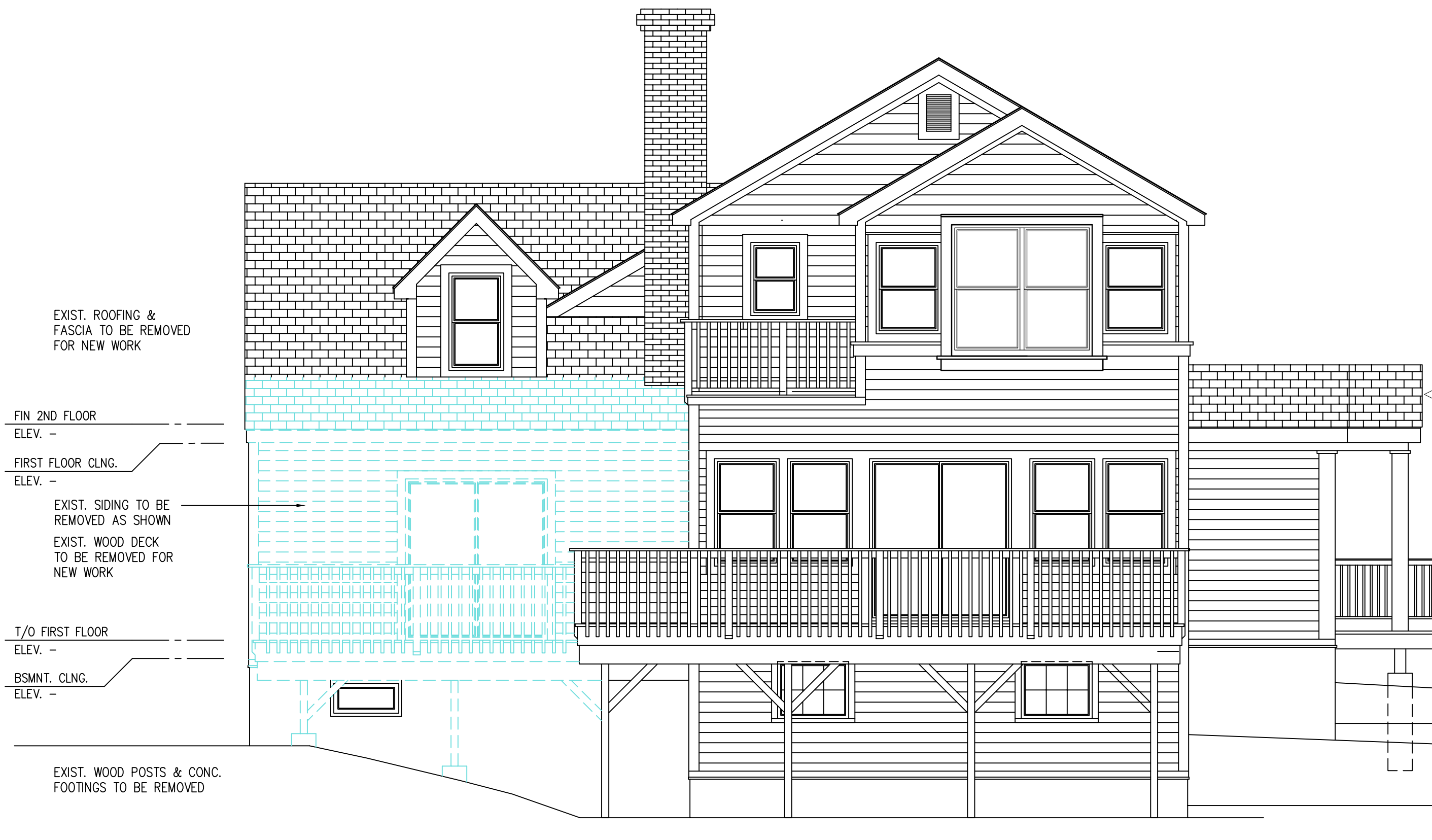
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Drawn by: JE, RA

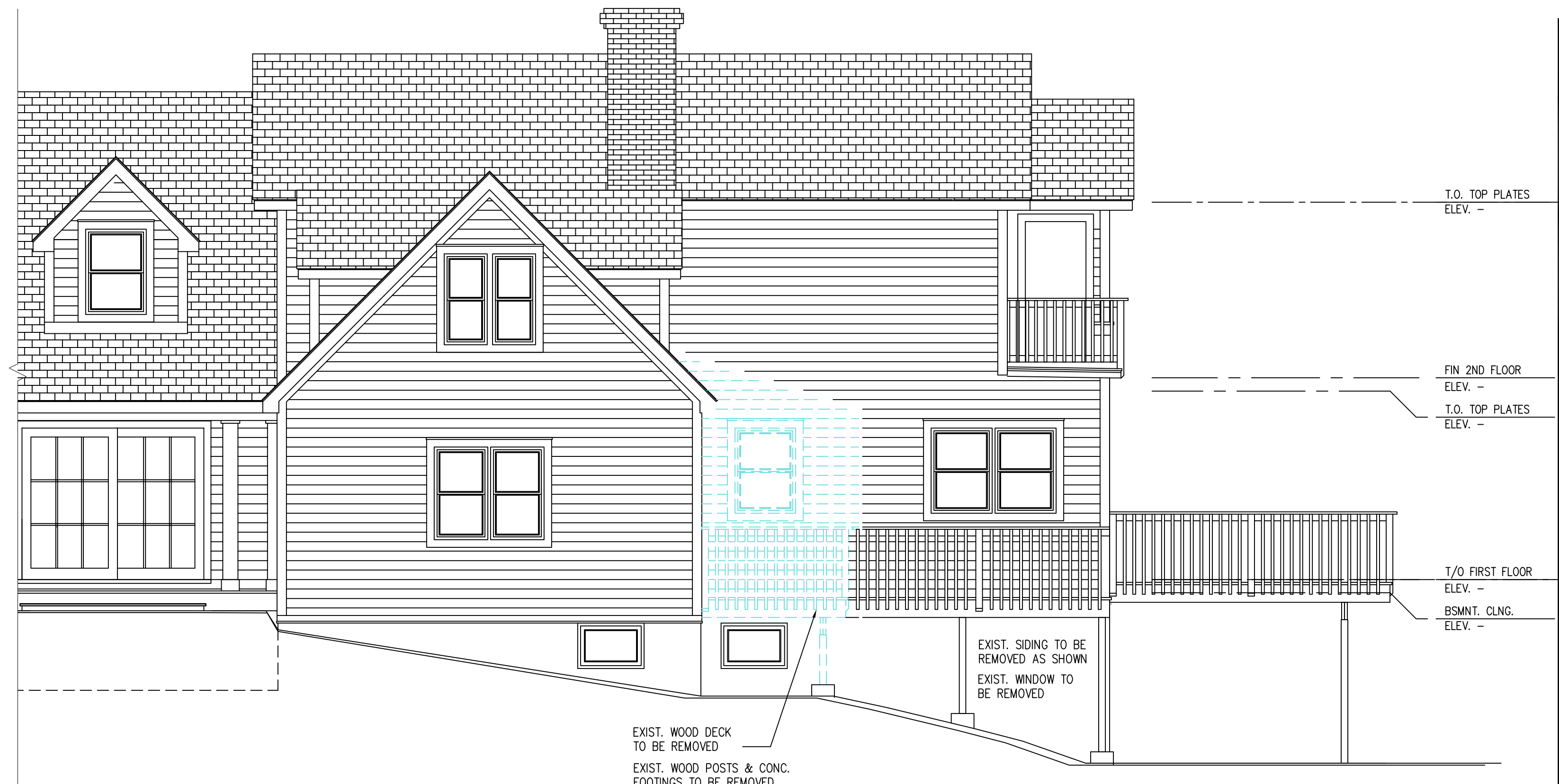
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ZBA SET

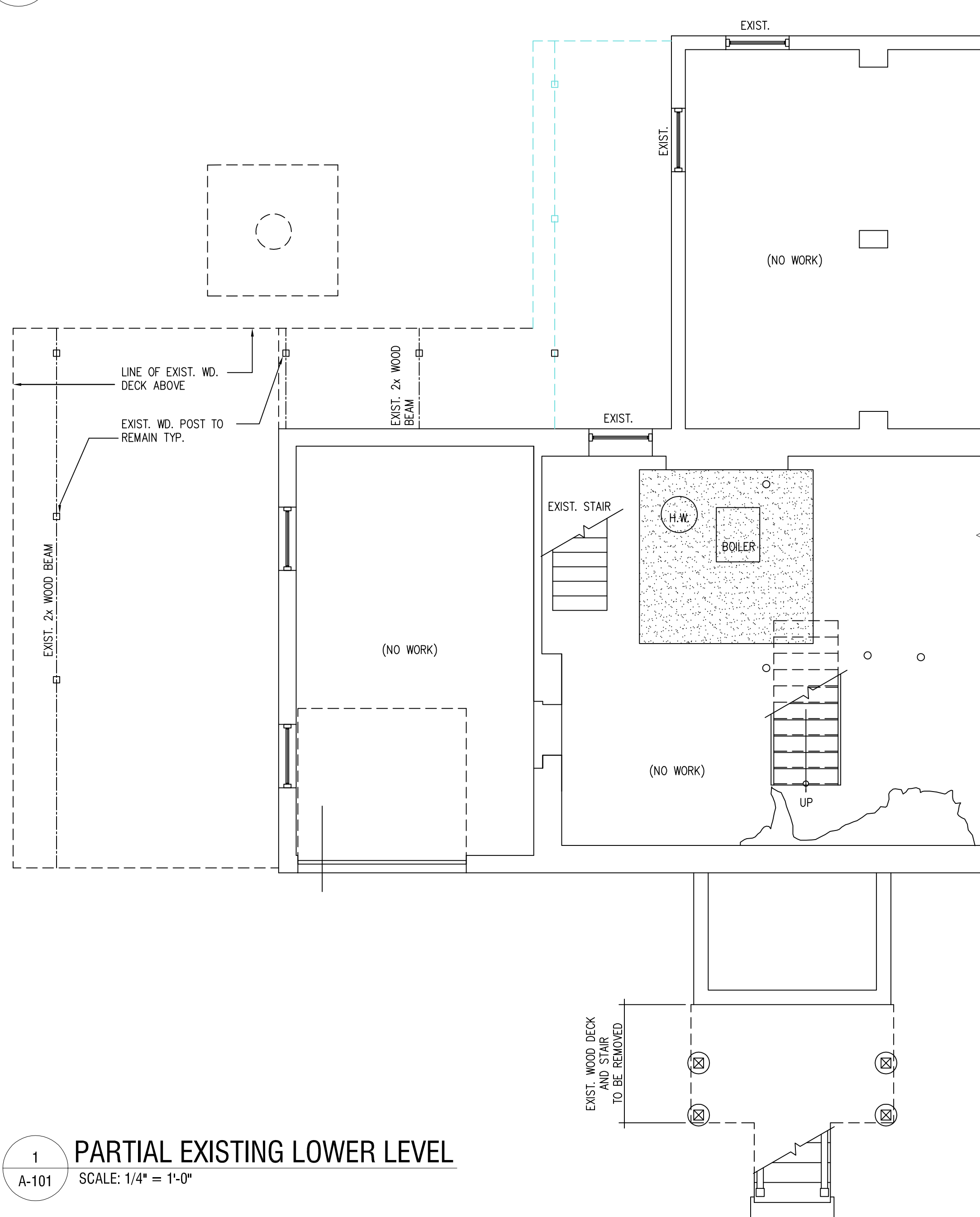
SP-101



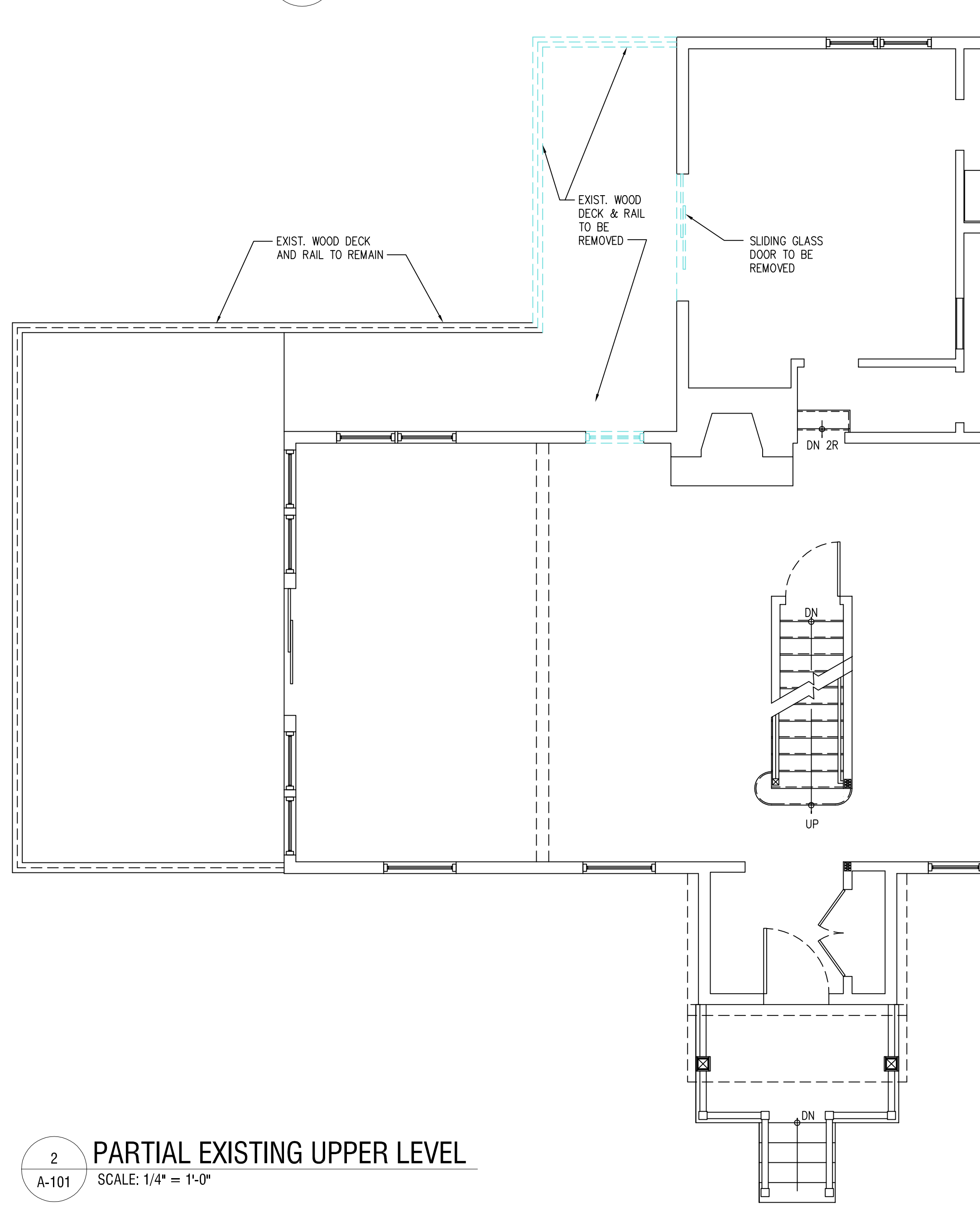
3 SECTION ELEVATION THRU KITCHEN - FAMILY
SCALE: 1/4" = 1'-0"



3 SECTION ELEVATION THRU KITCHEN - FAMILY
SCALE: 1/4" = 1'-0"



1 PARTIAL EXISTING LOWER LEVEL
SCALE: 1/4" = 1'-0"



2 PARTIAL EXISTING UPPER LEVEL
SCALE: 1/4" = 1'-0"

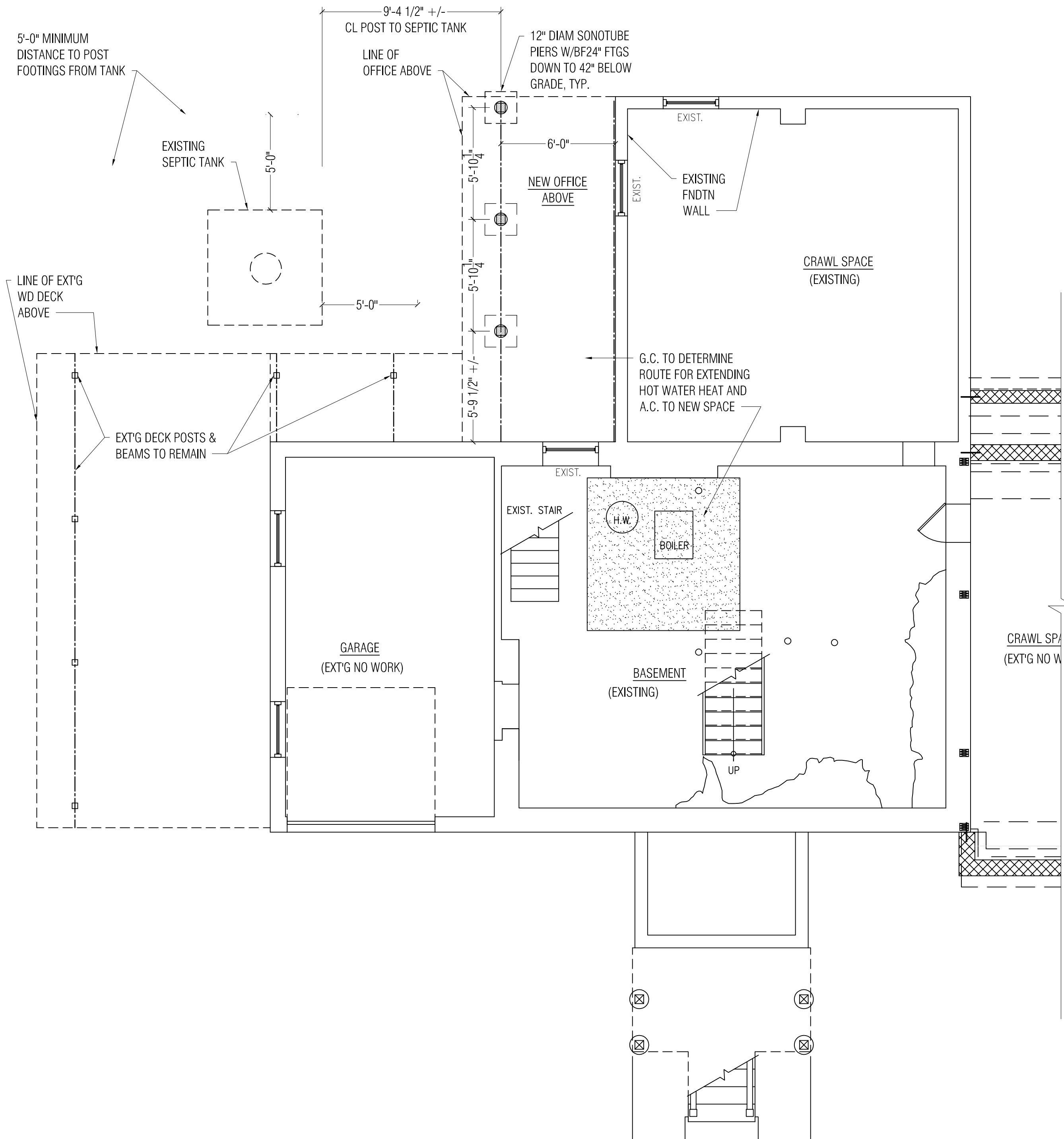
- GENERAL DEMOLITION NOTES:**
1. PRIOR TO DEMOLITION, DISCONNECT AND CAP ALL EXISTING UTILITIES AS REQUIRED. COORDINATE SHUT OFF AND REMOVALS WITH UTILITY COMPANIES AS REQUIRED.
 2. ALL ELECTRICAL DISCONNECTS AND REMOVALS MUST BE DONE BY AN ELECTRICAL CONTRACTOR LICENSED IN WESTCHESTER COUNTY.
 3. ALL PLUMBING DISCONNECTS AND REMOVALS MUST BE DONE BY A PLUMBING CONTRACTOR LICENSED IN WESTCHESTER COUNTY.
 4. DEMOLISH AS REQUIRED TO ACCOMPLISH WORK INDICATED IN THESE DOCUMENTS. ALL REQUIRED DEMOLITION WORK SHALL BE INCLUDED IN THE BASE BID PACKAGE SUBMITTED BY THE CONTRACTOR.
 5. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE ON THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER TO A LEGAL DISPOSAL FACILITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY DUMPSTERS AND CARTING FEES. NO ON SITE SALE OR BURNING OF REMOVED ITEMS IS PERMITTED.
 6. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DRAWINGS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
 7. THE CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE SITE TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES AND REGULATIONS PERTAINING TO SAFETY AND THE PREVENTION OF ACCIDENTS.
 8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WEATHER TIGHTNESS OF FACILITY DURING CONSTRUCTION.
 9. CONTRACTOR SHALL PATCH AND/OR LEVEL EXISTING SURFACES AS REQUIRED TO RECEIVE NEW FINISH FLOOR.

DEMOLITION LEGEND:	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	TEMPORARY WALL PRIOR TO DEMOLITION

6 TEMPORARY PARTITION
SCALE: N.T.S.

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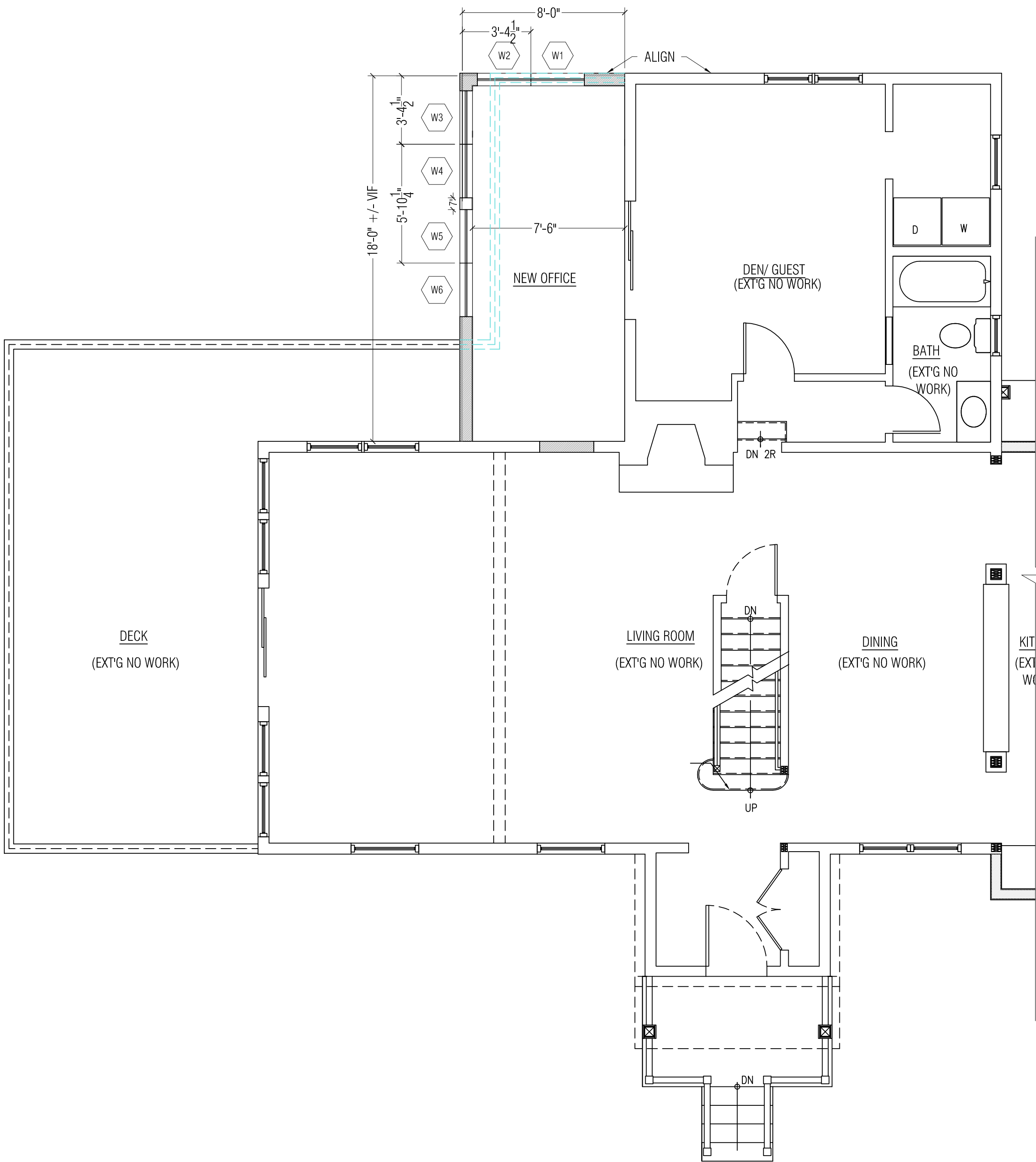
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1 LOWER LEVEL CONSTRUCTION PLAN
A-101 SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE									
KEY	ROOM	MFG.	TYPE / MODEL #	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT	JAMB DEPTH	NOTES
W101	OFFICE	ANDERSEN	400 SERIES TW26310	2'-7 5/8"	4'-0 7/8"	2'-8 1/2"	4'-0 7/8"	2X8 WALL	PAIRED WINDOWS TO BE MULLED
W102	"	ANDERSEN	400 SERIES TW26310	"	"	"	"	"	"
W103	"	ANDERSEN	400 SERIES TW26310	"	"	"	"	"	PAIRED WINDOWS TO BE MULLED
W104	"	ANDERSEN	400 SERIES TW26310	"	"	"	"	"	"
W105	"	ANDERSEN	400 SERIES TW26310	"	"	"	"	"	PAIRED WINDOWS TO BE MULLED
W106	"	ANDERSEN	400 SERIES TW26310	"	"	"	"	"	"

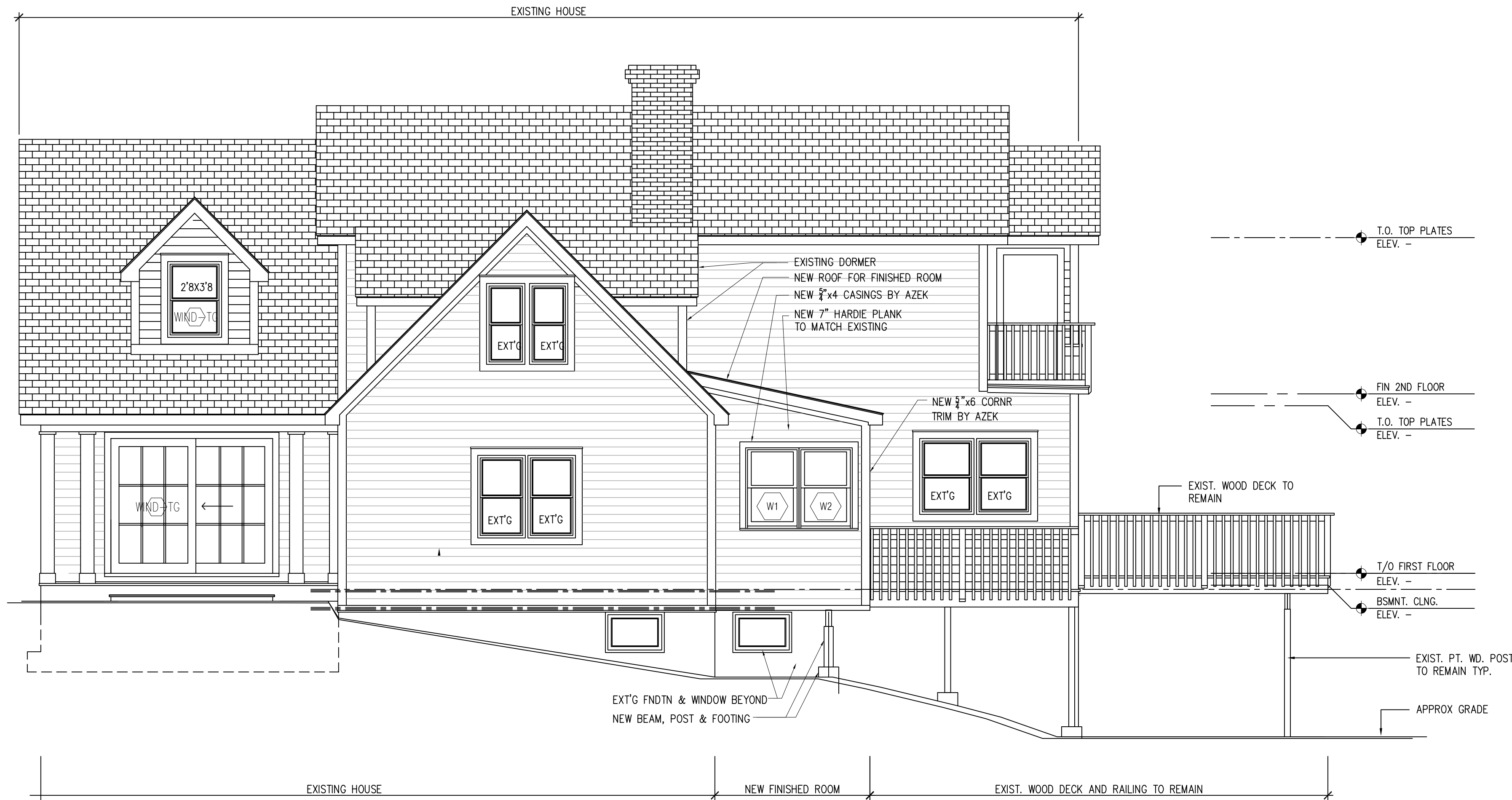
1. ALL GLAZING TO BE LOW-E ARGON, 366 IG.
2. WINDOWS TO BE WHITE VINYL CLAD EXTERIOR, WHITE WOOD INTERIOR
3. CONTEMPORARY INTERIOR STOPS
4. HARDWARE TO BE FLIP-TYPE IN WHITE
5. SCREENS TO BE CHARCOAL, IN FRAMES TO MATCH WINDOW.
6. U-VALUE: 0.28



1 MAIN LEVEL CONSTRUCTION PLAN
A-101 SCALE: 1/4" = 1'-0"



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1 PROPOSED EAST ELEVATION
A-201 SCALE: 1/4" = 1'-0"

