

SITE DEVELOPMENT POOL PLANS: 19 ARROWCREST DRIVE CROTON ON HUDSON, NY 10520

OVERVIEW OF WORK:

1. NEW BELOW GROUND POOL AND SURROUNDING POOL PATIO

BUILDING CODE AND REFERENCE STANDARDS:

THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, AS ADOPTED AND MODIFIED BY THE LOCAL JURISDICTION SHALL GOVERN THE DESIGN AND CONSTRUCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE MATERIALS REFERENCE STANDARDS. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE USED. EXISTING BUILDING SHALL COMPLY WITH [NY] APPENDIX J FOR EXISTING BUILDINGS AND STRUCTURES.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE BUILDING SITE BEFORE COMMENCEMENT OF WORK
2. ALL DIMENSIONS ARE TO ROUGH FRAMING
3. CONTRACTOR SHALL RECEIVE, STORE AND PROTECT ALL MATERIALS DELIVERED TO THIS SITE FROM WEATHER AND DAMAGE.
4. CONTRACTOR SHALL INSTALL ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CLEAN UP ON A DAILY BASIS.
6. THE CONTRACTOR SHALL MAINTAIN A SET OF APPROVED PLANS AT THE CONSTRUCTION SITE IN A SAFE PLACE FOR REVIEW BY THE MUNICIPALITY BUILDING INSPECTOR DURING CONSTRUCTION.
7. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
8. CONTRACTOR SHALL NOT SCALE DRAWINGS.
9. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. CHECK DETAILS FOR APPROPRIATE LOCATION OF ALL ITEMS NOT DIMENSIONED.
10. ALL CONSTRUCTIONS IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTION WITH BUILDING OFFICIAL AND DOCUMENT FOR REVIEW AN INSPECTION REPORT.
11. DISCREPANCIES FOUND BY THE CONTRACTOR BETWEEN FIELD CONDITIONS, NOTES, CONTRACT DRAWINGS, SPECIFICATIONS, AND/OR REFERENCE STANDARDS, THE ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL AND STATE LAW AND ORDINANCES.
2. POOLS WITH DIVING BOARDS SHALL MEET DIVING BOARD MANUFACTURER'S POOL GEOMETRIC STANDARDS AND/OR LOCAL CODES.
3. SIGNS & SAFETY EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
4. CONTRACTOR OR OWNER SHALL VERIFY ALL FIELD CONDITIONS & DIMENSIONS AT JOB SITE.
5. POOL LENGTH, GRADE BREAK LOCATIONS & DEPTH DIMENSIONS AS NOTED ON THE PLOT PLAN SHALL COMPLY WITH APSP SUGGESTED MINIMUM STANDARDS FOR RESIDENTIAL POOLS OR APPLICABLE STATE AND LOCAL HEALTH DEPARTMENTS REGULATIONS AND MANUFACTURERS RECOMMENDATIONS.
6. A SITE SPECIFIC SOILS INVESTIGATION MAY BE REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION
7. WHERE FREEZING TEMPERATURES OCCUR, THE POOL SHALL BE WINTERIZED TO PREVENT DAMAGE TO THE POOL STRUCTURE, PLUMBING, AND POOL EQUIPMENT, CONTACT LOCAL PROFESSIONAL FOR PROPER WINTERIZATION PROCEDURES.
8. NO GROUND WATER SHALL BE ABOVE ANY PORTION OF THE POOL CONSTRUCTION.
9. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE POOL.
10. ELECTRICAL INSPECTION SHALL APPROVE GROUNDING OF REINFORCING, PLUMBING AND CONDUIT PRIOR TO THE APPROVAL OF REINFORCING STEEL FOR POURING OF CONCRETE OR GUNITE..
11. THE NOISE LEVEL FROM THE POOL EQUIPMENT LOCATED LESS THAN 10 FEET FROM A PROPERTY LINE OF AN ADJOINING PROPERTY, SHALL NOT EXCEED AMBIENT NOISE LEVEL BY MORE THAN FIVE DECIBELS.

CONTINUOUS INSPECTION IS REQUIRED FOR SHOTCRETE/GUNITE POOLS

POOL FOUNDATION NOTES:

1. ALL FOUNDATIONS, FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED, NON-ORGANIC MATERIALS, COMPACTED STRUCTURAL FILL OR CRUSHED STONE.
2. THE GENERAL CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA REGARDING OPEN HOLES, SLOPE STABILITY AND EXCAVATION PROCEDURES.
3. BACKFILLING OF FOUNDATIONS SHALL NOT EXCEED MORE THAN 2'-0" UNBALANCED BACK FILL CONDITIONS WITHOUT TEMPORARY SHORING OF FOUNDATIONS WALLS, UNLESS FLOOR SYSTEM HAS BEEN FRAMED OR DECKED.
4. WHEREVER BEDROCK IS ENCOUNTERED THE ROCK SHALL BE REMOVED TO 2'-0" BELOW BOTTOM OF FOOTINGS OR 1'-0" BELOW BOTTOM OF SLAB AND RESTORED IN 8" LIFTS OF COMPACTED CRUSHED STONE.
5. A GEOTECHNICAL EXPLORATION AND TESTING HAS NOT BEEN UNDERTAKEN. IT IS RESPONSIBILITY OF OWNER OR CONTRACTOR TO UNDERTAKE ANY ADDITIONAL TEST PITS, BORINGS OR INVESTIGATION AS NECESSARY TO ASSURE MINIMUM BEARING CAPACITY.

ENTRAPMENT PROTECTION REQUIREMENTS:

1. SUCTION OUTLETS MUST BE DESIGNED TO PRODUCE CIRCULATION THROUGHOUT THE POOL OR SPA.
2. SINGLE OUTLET SYSTEMS, SUCH AS AUTOMATIC VACUUM CLEANER SYSTEMS, OR OTHER SUCH MULTIPLE SUCTION OUTLETS WHETHER ISOLATED BY VALVES OR OTHERWISE MUST BE PROTECTED AGAINST USER ENTRAPMENT.
3. ALL POOL AND SPA SUCTION OUTLETS (EXCEPT SURFACE SKIMMERS) MUST BE PROVIDED WITH:
- A COVER THAT CONFORMS WITH REFERENCE STANDARD ASME/ ANSI A112.19.8M, ENTITLED SUCTION FITTINGS FOR THE USE IN SWIMMING POOLS, WADING POOLS, SPAS, HOT TUBS, AND WHIRLPOOL BATHTUB APPLIANCES, OR
 - A DRAIN GATE THAT IS 12" x 12" OR LARGER, OR
 - A CHANNEL DRAIN SYSTEM APPROVED BY THE LOCAL CODE ENFORCEMENT OFFICIAL.
4. ALL POOL AND SPA SINGLE OR MULTIPLE OUTLET CIRCULATION SYSTEMS MUST BE EQUIPPED WITH ATMOSPHERIC VACUUM RELIEF SHOULD GRATE COVERS LOCATED THEREIN BECOME MISSING OR BROKEN. SUCH VACUUM RELIEF SYSTEMS SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:
- SAFETY VACUUM RELEASE SYSTEM CONFORMING TO REFERENCE STANDARD ASME A112.19.17, ENTITLED MANUFACTURERS SAFETY VACUUM RELEASE SYSTEMS (SVRS) FOR RESIDENTIAL AND COMMERCIAL SWIMMING POOL, SPA, HOT TUB AND WADING POOL, OR
 - A GRAVITY DRAINAGE SYSTEM APPROVED BY THE LOCAL CODE ENFORCEMENT OFFICIAL.
5. SINGLE OR MULTIPLE PUMP CIRCULATION SYSTEMS MUST BE PROVIDED WITH A MINIMUM OF TWO (2) SUCTION OUTLETS OF THE APPROVED TYPE.
6. THE SUCTION OUTLETS MUST BE SEPARATED BY A MINIMUM HORIZONTAL OR VERTICAL DISTANCE OF THREE (3) FEET.
7. THESE SUCTION OUTLETS MUST BE PIPED SO THAT WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM RELIEF-PROTECTED LINE TO THE PUMP OR PUMPS.
8. IF THE POOL OR SPA IS EQUIPPED WITH VACUUM OR PRESSURE CLEANER FITTING(S), EACH FITTING MUST BE LOCATED:
- IN AN ACCESSIBLE POSITION WHICH IS AT LEAST SIX (6) INCHES AND NOT GREATER THAN TWELVE (12) INCHES BELOW THE MINIMUM OPERATIONAL WATER LEVEL, OR
 - AS AN ATTACHMENT TO THE SKIMMER(S).

STRUCTURAL NOTES

1. SOIL SHALL HAVE A MINIMUM BEARING VALUE OF 2000 PSF, CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL OR BUILDING DEPARTMENT APPROVED 90% COMPACT FILL. THIS PLAN IS NOT SUITABLE WHERE POTENTIAL EXISTS FOR DIFFERENTIAL MOVEMENT FROM DISSIMILAR SOIL CONDITIONS UNDER POOL. SUCH AS CUT-FILL TRANSITIONS.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS & CONFORM TO ASTM A615 GRADE 40 #4 BARS, SPLICES TO BE LAPPED A MINIMUM OF 24". MINIMUM CLEARANCE BETWEEN PARALLEL BARS IS 2-1/2".
3. #4 BARS SHALL BE USED FOR THE BASIC GRID. THE MAXIMUM SPACING IS #4 BARS AT 18" O.C..
4. THE PLAN TABLES SPECIFY THE MINIMUM REQUIRED REINFORCEMENT. FOR CONVENIENCE OF THE INSTALLER, THERE MAY BE MORE REINFORCEMENT THAN SPECIFIED AT ANY GIVEN POINT IN THE POOL STRUCTURE.
5. GROUNDING/BONDING (PER THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE) OF THE STRUCTURAL REINFORCING MUST BE INSTALLED PRIOR TO PLACEMENT OF CONCRETE.
6. SHOTCRETE (GUNITE) OR CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. WHERE APPLICABLE, SHOTCRETE (GUNITE) TO BE IN CONFORMANCE WITH IBC SECTION 1904 DURABILITY REQUIREMENTS. CONCRETE THAT WILL BE EXPOSED TO FREEZING AND THAWING, DEICING CHEMICALS OR OTHER CONCRETE THAT WILL BE SUBJECT TO THE FOLLOWING EXPOSURES SHALL CONFORM TO THE CORRESPONDING MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIOS AND MINIMUM SPECIFIED CONCRETE COMPRESSIVE STRENGTH REQUIREMENTS OF ACI 318; CONCRETE INTENDED TO HAVE LOW PERMEABILITY WHERE EXPOSED TO WATER, CONCRETE EXPOSED TO FREEZING AND THAWING IN A MOIST CONDITION OR DEICER CHEMICALS, OR CONCRETE WITH REINFORCEMENT WHERE THE CONCRETE IS EXPOSED TO CHLORIDES FROM DEICING CHEMICALS, SALT, SALT WATER, BRACKISH WATER, SEAWATER OR SPRAY FROM THESE SOURCES. CEMENT SHALL CONFORM TO ACI 318 SECTION 3.2, ASTM C 150.
7. SHOTCRETE/GUNITE IN CONTACT WITH SOIL SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 4.3 FOR CONCRETE EXPOSURE TO SULFATE AND AS DIRECTED BY LOCAL BUILDING OFFICIAL.
8. KEEP CONCRETE DAMP CONTINUOUSLY FOR 14 DAYS.
9. ALL INTERIOR SURFACES OF POOL/SPA SHALL BE COATED WITH A WATER-RESISTANT SURFACE.
10. FLOOR TO WALL TRANSITION RADIUS MAY VARY DEPENDING ON CONTRACTOR OR OWNER DESIGN INTENT. RADIUS SHALL NOT BE LESS THAN 1-FOOT AND SHALL NOT EXCEED 5-FEET.
11. IN AREAS WITH SOIL CONDITIONS SUBJECT TO FROST-HEAVE. THE FOLLOWING REQUIREMENTS APPLY:
- a. IN ACCORDANCE WITH BUILDING CODE REQUIRMENT, THE ENTIRE BOTTOM OF POOL STRUCTURE AND OR PLUMBING MUST EXTEND BELOW THE FROST LINE OF THE LOCALITY.
 - b. ALTERNATIVELY, WHERE DAMAGE TO THE POOL STRUCTURES, PLUMBING, ADJACENT STRUCTURES AND SURFACE IMPROVEMENTS IS A CONCERN, SEF-DRAINING GRANULAR BACKFILL MAY BE EXTENDED BELOW THE FROST-LINE WITH A MEANS TO PRECLUDE BUILD-UP OF WATER.

POOL ALARM REQUIREMENTS:

EVERY SWIMMING POOL THAT IS INSTALLED, CONSTRUCTED OR SUBSTANTIALLY MODIFIED AFTER DECEMBER 14, 2006 MUST BE EQUIPPED WITH AN APPROVED POOL ALARM WHICH:

- IS CAPABLE OF DETECTING A CHILD ENTERING THE WATER AND GIVING AN AUDIBLE ALARM WHEN IT DETECTS A CHILD ENTERING THE WATER;
- IS AUDIBLE POOLSIDE AND AT ANOTHER LOCATION ON THE PREMISES WHERE THE SWIMMING POOL IS LOCATED;
- IS INSTALLED, USED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS;
- IS CLASSIFIED TO REFERENCE STANDARD ASTM F2208, ENTITLED STANDARD SPECIFICATION FOR POOL ALARMS (EITHER THE VERSION ADOPTED IN 2002 AND EDITORIALY CORRECTED IN JUNE 2005, OR THE VERSION ADOPTED IN 2007); AND
- IS NOT AN ALARM DEVICE WHICH IS LOCATED ON PERSON(S) OR WHICH IS DEPENDENT ON DEVICE(S) LOCATED ON PERSON(S) FOR ITS PROPER OPERATION.

ELECTRICAL AND PLUMBING

ALL ELECTRICAL SHALL BE IN CONFORMANCE WITH NEC.

1. IN ACCORDANCE WITH NEC REQUIRMENTS ALL METAL WITHIN 5' HORIZ. OF INSIDE WALL OF POOL AND 12' VERT. ABOVE WATER LINE MUST BE BONDED VIA EQUIPOTENTIAL BONDING GRID. BONDING GRID SHALL EXTEND UNDER PAVED WALKING SURFACES 3' HORIZ. BEYOND INSIDE WALL OF POOL. CONCRETE REINFORCING TIE WIRES SHALL BE MADE TIGHT FOR BONDING PURPOSES.
2. OBTAIN ELECTRICAL AND PLUMBING PERMITS ALONG WITH POOL BUILDING PERMIT.
3. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND IN ACCORDANCE WITH LOCAL REGULATIONS.
4. POOLS SHALL BE EQUIPPED WITH A FILTERING SYSTEM & A DRAIN.
5. BACKWASH SHALL BE DISPOSED OF IN AN APPROVED MANNER.
6. POOL/SPA WATER HEATER AND GAS PIPING INSTALLATION TO BE IN CONFORMANCE WITH ALL LOCAL CODE REQUIRMENTS.
7. WHERE REINFORCING STEEL IS ENCAPSULATED WITH A NONCONDUCTIVE COMPOUND, PROVISIONS SHALL BE MADE FOR AN ALTERNATIVE MEANS TO ELIMINATE VOLTAGE GRADIENTS THAT WOULD OTHERWISE BE PROVIDED BY BONDED REINFORCING STEEL.

ENERGY STATEMENT:

I, JOHN M. SCAVELLI, CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS DRAWING PACKAGE IS PREPARED IN CONFORMANCE WITH THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE CODE REQUIREMENTS FOR THE CLIMATE ZONE AND BUILDING TYPE LISTED BELOW.

CLIMATE ZONE: ZONE (4) WESTCHESTER

BUILDING TYPE: 1- FAMILY RESIDENTIAL

TEMPORARY POOL ENCLOSURES:

1. DURING THE INSTALLATION OR CONSTRUCTION OF A SWIMMING POOL, THE SWIMMING POOL MUST BE ENCLOSED BY A TEMPORARY ENCLOSURE. THE TEMPORARY MAY CONSIST OF A TEMPORARY FENCE, A PERMANENT FENCE, THE WALL OF A PERMANENT STRUCTURE, ANY OTHER STRUCTURE, OR ANY COMBINATION OF THE FOREGOING, HOWEVER:
2. ALL PORTIONS OF THE TEMPORARY ENCLOSURE MUST BE AT LEAST FOUR(4) FEET HIGH, AND
3. ALL COMPONENTS OF THE TEMPORARY ENCLOSURE MUST BE SUFFICIENT TO PREVENT ACCESS TO THE SWIMMING POOL BY ANY PERSON NOT ENGAGED IN THE INSTALLATION OR CONSTRUCTION PROCESS AND TO PROVIDE FOR THE SAFETY OF ALL SUCH PERSONS.
4. THE TEMPORARY ENCLOSURE MUST REMAIN IN PLACE THROUGHOUT THE PERIOD OF INSTALLATION OR CONSTRUCTION OF THE SWIMMING POOL, AND THEREAFTER UNTIL THE INSTALLATION OR CONSTRUCTION OF A PERMANENT ENCLOSURE HAS BEEN COMPLETED. THE TEMPORARY ENCLOSURE MUST BE REPLACED BY A PERMANENT ENCLOSURE. THE PERMANENT ENCLOSURE MUST COMPLY WITH ALL APPLICABLE NEW YORK STATE CODES OR REGULATIONS APPLICABLE TO SWIMMING POOL ENCLOSURES OR BY ANY LOCAL LAW APPLICABLE TO SWIMMING POOL ENCLOSURES AND IN EFFECT IN THE LOCATION WHERE THE SWIMMING POOL HAS BEEN INSTALLED OR CONSTRUCTED.
5. THE PERMANENT ENCLOSURE MUST BE COMPLETE WITHIN NINETY DAYS AFTER THE DATE OF ISSUANCE OF THE BUILDING PERMIT FOR THE INSTALLATION OR CONSTRUCTION OF THE SWIMMING POOL, OR THE DATE OF COMMENCEMENT OF THE INSTALLATION OR CONSTRUCTION OF THE SWIMMING POOL, WHICHEVER IS LATER.

ENCLOSURES AND SAFETY DEVICES

1. PRIOR TO FILLING, THE POOL AND OR SPA SHALL BE COMPLETELY ENCLOSED BY 4' MIN. HIGH FENCING & GATES WITH NO OPENINGS GREATER THAN 4". GATES TO BE SELF- CLOSING & SELF- LATCHING WITH LATCH A MIN. OF 4' HIGH. WHERE THIS VARIES FROM LOCAL CODES, THE LOCAL CODES SHALL PREVAIL.
- SUCTION OUTLETS SHALL BE DESIGNED TO PRODUCE CIRCULATION THROUGHOUT THE POOL OR SPA. SINGLE-OUTLET SYSTEMS, SUCH AS AUTOMATIC VACUUM CLEANER SYSTEMS, OR OTHER SUCH MULTIPLE SUCTION OUTLETS WHETHER ISOLATED BY VALVES OR OTHERWISE SHALL BE PROTECTED AGAINST USER ENTRAPMENT. ALL POOL AND SPA SUCTION OUTLETS SHALL BE PROVIDED WITH A COVER THAT CONFORMS TO ASME A112.19.8M, A 12-INCH BY 12-INCH DRAIN GRATE OR LARGER, OR AN APPROVED CHANNEL DRAIN SYSTEM WITH THE EXCEPTION OF SURFACE SKIMMERS.
- IN ADDITION, WHEN REQUIRED BY CODE, ALL POOL AND SPA SINGLE- OR MULTIPLE-OUTLET CIRCULATION SYSTEMS SHALL BE EQUIPPED WITH AN ATMOSPHERIC VACUUM RELIEF SHOULD GRATE COVERS LOCATED THEREIN BECOME MISSING OR BROKEN. SUCH VACUUM RELIEF SYSTEMS SHALL INCLUDE AT LEAST ONE APPROVED OR ENGINEERED METHOD OF THE TYPE SPECIFIED HEREIN, AS FOLLOWS: 1. SAFETY VACUUM RELEASE SYSTEMS CONFORMING TO ASME A112.19.17S; OR 2. APPROVED GRAVITY DRAINAGE SYSTEM.
- IN ADDITION, WHEN REQUIRED BY CODE, SINGLE- OR MULTIPLE-PUMP CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A MINIMUM OF TWO SUCTION OUTLETS OF THE APPROVED TYPE. A MINIMUM HORIZONTAL OR VERTICAL DISTANCE OF 3 FEET SHALL SEPARATE SUCH OUTLETS. THESE SUCTION OUTLETS SHALL BE PIPED SO THAT WATER IS DRAWN THROUGH THEM SIMULTANEOUSLY THROUGH A VACUUM-RELIEF-PROTECTED LINE TO THE PUMP OR PUMPS.
- IN ADDITION, WHERE PROVIDED, VACUUM OR PRESSURE CLEANER FITTINGS(S) SHALL BE LOCATED IN AN ACCESSIBLE POSITION(S) AT LEAST 6 INCHES AND NOT GREATER THAN 12 INCHES BELOW THE MINIMUM OPERATIONAL WATER LEVEL OR AS AN ATTACHMENT TO THE SKIMMER(S).

BARRIER REQUIREMENTS: OUTDOOR RESIDENTIAL SWIMMING POOLS

AN OUTDOOR RESIDENTIAL SWIMMING POOL MUST BE PROVIDED WITH A BARRIER WHICH COMPLETELY SURROUNDS THE SWIMMING POOL AND OBSTRUCTS ACCESS TO THE SWIMMING POOL. PROPOSED BARRIER FOR THIS POOL INSTALLATION SHALL BE BY MEANS OF FENCING

BARRIERS PROVIDED FOR OUTDOOR RESIDENTIAL SWIMMING POOLS MUST SATISFY THE FOLLOWING REQUIREMENTS:

- THE BARRIER MUST COMPLETELY SURROUND THE SWIMMING POOL AND MUST OBSTRUCT ACCESS TO THE SWIMMING POOL.
- THE BARRIER MUST BE AR LEAST 4 FEET (48 INCHES) HIGH.
- THE SPACE BETWEEN THE BOTTOM OF THE BARRIER AND THE GROUND CANNOT EXCEED 2 INCHES.

DWELLING WALL AS BARRIER

1. WALLS OF DWELLING THAT SERVE AS PART OF BARRIER SHALL COMPLY WITH RCNYS R326.4.2.8 REQUIREMENTS.
2. ANY DOOR & WINDOW WITH DIRECT ACCESS TO POOL SHALL BE EQUIPED WITH AUDIBLE ALARM IN ACCORDANCE WITH UL 2017
3. ACTIVATION TIMING SHALL BE IN COMPLIANCE WITH R326.4.2.6 A
4. ANY OPERABLE WINDOWS IN THE WALL SHALL HAVE LATCHING DEVICE LOCATED NO LESS THAN 48 INCHES ABOVE FLOOR.
5. OPENINGS IN OPERABLE WINDOWS SHALL NOT ALLOW A 4 INCH DIA. SPHERE TO PASS THROUGH\
6. WHERE AN ALARM IS PROVIDE THE DEACTIVATION SWITCH SHALL BE LOCATED 54 INCHES OR MORE ABOVE THE THRESHOLD OF THE DOOR.

POOL HEATER NOTES:

1. A READILY ACCESSIBLE ON-OFF SWITCH THAT IS AN INTEGRAL PART OF THE HEATER SHALL BE PROVIDED IN COMPLIANCE WITH 2020 RCNYS N1103.10.1
2. A TIME SWITCH WITH PRE-SET SCHEDULE CONTROL SHALL BE INSTALLED FOR HEATER AND PUMP MOTORS.
3. POOL COVER SHALL BE PROVIDED FOR HEATED POOL WITH MINIMUM R-VALUE OF R-12.
4. ENERGY CONSUMPTION OF POOLS SHALL BE IN ACCORDANCE WITH RCNYS SECTION N1103.10.1-3



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2875 Route 35
Katonah, NY 10536

PROPERTY INFORMATION:
PREPARED BY: JMS ENGINEERING SERVICES, PC
PROJECT LOCATION: 19 ARROWCREST DRIVE
PROJECT TOWN: CROTON ON HUDSON
BUILDING DEPARTMENT: CROTON ON HUDSON
PROPERTY IDENTIFICATION: 67.15-1-42
OCCUPANCY: SINGLE FAMILY DWELLING
ZONING CODE: RA-40

TO ORDER, HARDCOPY
SCAN QR CODE
BELOW:



ISSUE:	DATE:	BY:	CHECKED:	APPROVED:
0	10/10/2024	JMS	JMS	JMS

SEAL &
SIGNATURE:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.



JOHN M. SCAVELLI PE LICENSE # 095178
JMS ENGINEERING SERVICES, PC

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER THIS ITEM IN ANY WAY.

PROJECT:

19 ARROWCREST DRIVE
CROTON ON HUDSON, NY
10520

DRAWING TITLE:

SITE IMPROVEMENTS
SHEET 1

S-101

NOTES:

PRESUMPTIVE SOIL LOAD BEARING VALUES				
CLASS OF MATERIALS	VERTICAL PRESSURE	LATERAL PRESSURE	COEFFICIENT OF FRICTION	COHESION
4. SANDS, SILTY SANDS, CLAYEY SAND, SILTY GRAVEL, & CLAYEY GRAVEL (SM, SC, SM, SC, GM, & GC)	2,000 PSF	150 PSF/FT BELOW GRADE	0.25	130 PSF
*Nc per New York State International Building Code Table 1806.2				

	R	E	S	R	E	A	L	D	E	S	I	G	N	S
1	EROSION CONTROL MEASURE NOTES:													
	1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.													
2	2. APPROVAL OF THIS EROSION CONTROL MEASURES DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN.													
	3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.													
3	4. THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.													
	5. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.													
4	6. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.													
	7. ALL LOCATIONS OF EXISTING UTILITIES SHALL BE ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.													
5	8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.													
	9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING .													
6	10. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.													
	11. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.													
7	12. THE EROSION CONTROL FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.													
	13. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM OF 6" WITHIN THE FIRST 10 FEET, PER THE INTERNATIONAL RESIDENTIAL CODE R401.3.													
8	LANDSCAPING NOTES:													
	1. FURNISH ALL MATERIALS, LABOR AND RELATED ITEMS AS REQUIRED FOR LANDSCAPING FINISHES AROUND PREMISES.													
9	2. ALL DISTURBED GRASS AREAS SHALL BE REPLANTED WITH NEW GRASS SEED AND SHALL BE APPROPRIATELY COVERED TO FACILITATE NEW SEASONAL GRASS GROWTH.													
	3. ALL DEBRIS, ROCKS, FOREIGN OBJECTS OVER 2" DIAMETER SHALL BE REMOVED FROM TOP SURFACE OF ALL PREPARED LANDSCAPE AREAS PRIOR TO ANY NEW LANDSCAPING WORK.													
10	4. SEED MIXTURE CONTAINING 40% PERENNIAL RYE GRASS, 25% CHEWING FESCUE AND 10% OF MIXED CLOVER OR SIMILAR COVERAGE SHALL BE SPREAD OVER EXCAVATED PREMISES AT THE RATE OF 100 POUNDS PER ACRES. SEED SHALL BE BRUSHED IN LIGHTLY AND ROLLED FIRM.													
	5. EXISTING TREES AND SHRUBS ON SITE SHALL BE PROTECTED DURING CONSTRUCTION.													
11	6. EXISTING SHRUBS AND TREES SHALL BE GROOMED AND TRIMMED AND ALL ADDITIONAL DEBRIS TO BE REMOVED FROM SITE.													
	MATERIAL REMOVAL NOTES:													
12	1. NO MATERIALS SHALL BE EXCAVATED OR REMOVED EXCEPT FROM THOSE AREAS AND PORTIONS OF EXCAVATED PREMISES AS ARE INDICATED FOR EXCAVATION OR REMOVAL ON SITE PLAN.													
	2. NO MATERIALS SHALL BE EXCAVATED OR REMOVED FROM ANY AREA OR PORTION OF THE EXCAVATED PREMISES AT ANY DEPTH BELOW THE PROPOSED GRADE SHOWN FOR SUCH AREA OR PORTION OF AREA.													
13	3. THE GRADES AND SLOPES OF THE EXCAVATED PREMISES SHALL BE FINISHED IN ACCORDANCE WITH ALL DETAILS SHOWN ON TOPOGRAPHICAL MAP.													
	R	E	S	R	E	A	L	D	E	S	I	G	N	S

ADDITIONAL NOTES:

1. THE APPLICANT SHALL PROVIDE AN AS-BUILT PLAN OF THE STORM WATER MANAGEMENT SYSTEM (FOR ALL STORM WATER FEATURES INCLUDING, BUT NOT LIMITED TO, LOCATIONS OF STORM WATER INFRASTRUCTURE, INVERT/RIM ELEVATIONS, PIPE LOCATIONS AND SIZES, FINAL GRADING, ETC.) CERTIFIED BY THE ENGINEER OF RECORD, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE AS-BUILT PLAN SHALL ALSO INCLUDE THE FINAL MAINTENANCE SCHEDULE FOR THE STORM WATER MANAGEMENT FEATURES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, DATED NOVEMBER 2016.
3. SOIL RESTORATION AT THE COMPLETION OF CONSTRUCTION SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE SOIL RESTORATION STANDARDS SPECIFIED IN CHAPTER 5 OF THE NEW YORK STATE DEPARTMENT OF CONSERVATION'S STORM WATER MANAGEMENT DESIGN MANUAL FOR THE RESTORATION OF SURFACES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES CANNOT BE REMOVED UNTIL SITE STABILIZATION (80% UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT MULCH/STONE) HAS BEEN ACHIEVED.
5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL LOCATED ALL BURIED UTILITIES TO ENSURE THERE ARE NO INTERFERENCE EXISTING DURING CONSTRUCTION ACTIVITIES.
6. ANY IMPORTED SOIL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR QUALITY AND USE.
7. OFF SITE DISPOSAL OF EXCESS CUT SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.

CONSTRUCTION SEQUENCING NOTES:

1. APPROVAL OF PERMIT BY LOCAL JURISDICTION
2. ESTABLISH CONSTRUCTION ENTRANCE AND STAGING AREAS
3. INSTALL SILT FENCE AROUND PERIMETER OF CONSTRUCTION AS SHOWN ON PLAN
4. REMOVE ANY SHRUBS OR VEGETATION WHERE NECESSARY
5. REMOVE TOPSOIL AND STOCKPILE AT LOCATIONS SPECIFIED ON THE PLANS.
6. DEMOLISH AND DISPOSE OF EXISTING POOL STRUCTURE AND SURROUNDING DECKING
7. EXCAVATE AND CONSTRUCT FORMWORK FOR NEW POOL STRUCTURE
8. INSTALL UNDERGROUND UTILITIES TO POOL STRUCTURE.
9. SET GUNITE POOL STRUCTURE IN PLACE
10. SET SURROUNDING PATIO BASE LAYERS
11. CONSTRUCTION AND INSTALLATION OF SUBSURFACE STORWATER MANAGEMENT CHAMBERS
12. INTALL ALL TRENCH DRAINS AND PIPING FOR STORMWATER DRAINAGE SYSTEM.
13. INSTALL FINAL PATIO FINISH LAYERS
14. CLEAN ALL STORMWATER SYSTEM LINES, BASINS, TRENCH DRAINS AND COMPONENTS.
15. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER SITE HAS ACHIEVED FINAL STABILIZATION. (80% OF UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT MULCH STONE)
16. EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR ON REGULAR WEEKLY BASIS AND AFTER ANY RAINFALL EVENTS.

CONCRETE WASHOUT SPECIFICATIONS:

1. A CONCRETE WASHOUT STATION SHALL BE PROVIDED IN COMPLIANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL 2016.
2. A TEMPORARY EXCAVATED OR ABOVE GROUND LINED PUT WHERE CONCRETE TRUCK MIXERS AND EQUIPMENT CAN BE WASHED SHALL BE PROVIDED ON SITE.
3. WATER FROM CONCRETE WASH OUT ACTIVITIES SHALL NOT BE ALLOWED TO INFILTRATED INTO SOIL OR NEARBY SURFACE WATERS.
4. MINIMUM SIZE FOR WASHOUT HSLAL BE 8 FEET BY 8 FEET AND 2 FEET DEEP.
5. ALL WASHOUT FACILITIES SHALL BE LINED WITH MINIMUM 10 MIL THICKNESS PLASTIC LINER TO PREVENT LEACHING OF LIQUID INTO GROUND. THERE SHALL BE NO HOLES OR TEARS WITHIN LINER.
6. IF PRE FABRICATED WASHOUTS ARE USED THEY MUST ENSURE CAPTURE AND CONTAINMENT OF CONCRETE WASH AND BE SIZED BASED ON EXPECTED FREQUENCY OF USED.
7. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY.
8. DAMAGED FACILITIES SHALL B E REPAIRED OR REPLACED IMMEDIATELY.
9. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED.
10. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
11. DISPOSAL WASHOUT WATER SHALL BE PROHIBITED TO DRAIN TO ANY ONSITE STORM WATER FACILITIES.

CONSTRUCTION SEQUENCING NOTES:

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3. INSTALL SILT FENCE AROUND PERIMETER OF CONSTRUCTION AS SHOWN ON PLAN
4. REMOVE ANY SHRUBS OR VEGETATION WHERE NECESSARY
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13. INSTALL FINAL PATIO FINISH LAYERS
14. CLEAN ALL STORMWATER SYSTEM LINES, BASINS, TRENCH DRAINS AND COMPONENTS.
15. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER SITE HAS ACHIEVED FINAL STABILIZATION. (80% OF UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT MULCH STONE)
16. EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR ON REGULAR WEEKLY BASIS AND AFTER ANY RAINFALL EVENTS.

EROSION AND SEDIMENT CONTROL PLAN

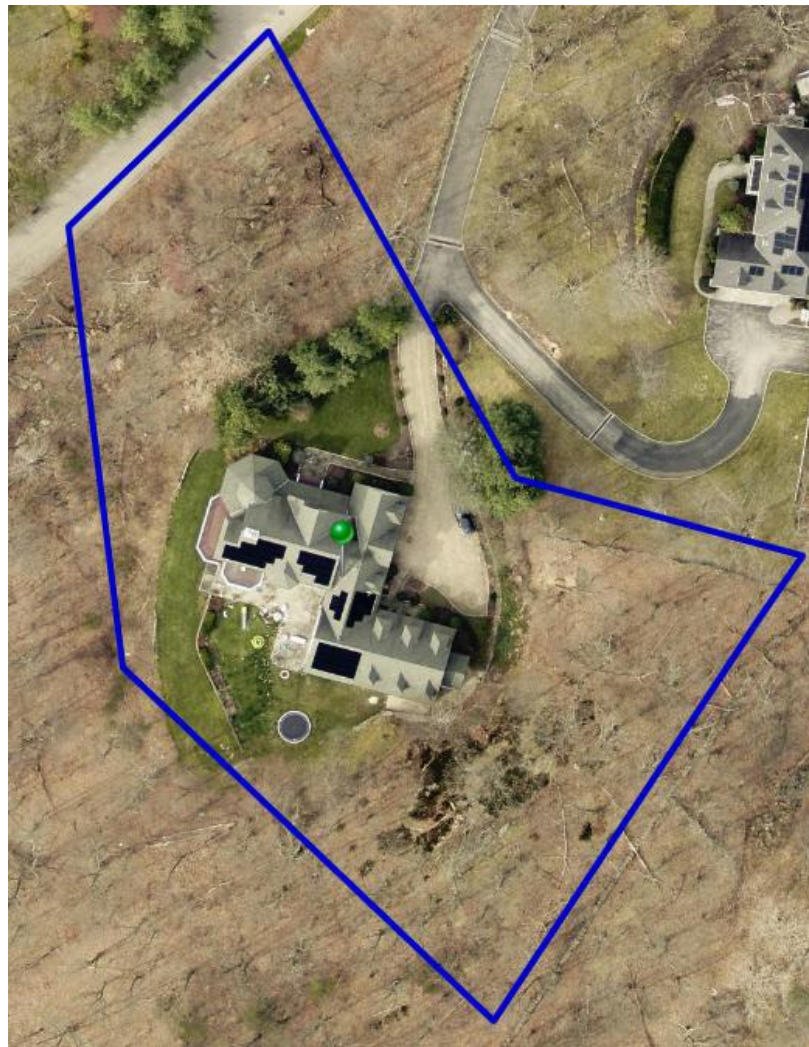
1. APPROVAL OF PERMIT
2. SCHEDULE A PRE-CONSTRUCTION MEETING WITH APPROPRIATE PERMITTING AUTHORITY IF REQUIRED.
3. DELINEATE ANY ON SITE RESOURCES THAT WILL BE PROTECTED
4. ESTABLISH STAGING AREA, CONSTRUCTION ENTRANCE, TOP SOIL STOCKPILE, AND CONCRETE TRUCH WASHOUT ARES
5. PROTECT POST CONSTRUCTION PRACTICE AREAS DURING CONSTRUCTION TO PRESERVE NATIVE SOIL PERMEABILITY, INSTALL SILT FENCE ONLY AFTER SITE IS STABILIZED
6. CLEARING AND GRUBBING AS NECESSARY FOR THE INSTALLATION OF PERIMETER CONTROLS.
7. ESTABLISH METHOD OF SPOILS (ON-SITE OR OFF)
8. CONSTRUCTION AND STABILIZATION OF PERIMETER CONTROLS
9. INSTALL INITIAL RUNOFF CONTROLS AND STABILIZATION
10. REMAINING CLEARING AND GRUBBING WITHIN PERIMETER
11. SITE GRADING
12. UTILITY INSTALLATION AND CONNECTIONS
13. INSTALLATION OF PERMANENT STORM WATER MANAGEMENT MEASURES
14. CONDUCT SOIL RESTORATION
15. FINAL GRADING, LANDSCAPING AND STABILIZATION
16. REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROLS
17. RESTORE AND STABILIZE ANY DISTURBED AREAS REMAINING UPON REMOVAL OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

ADDITIONAL POOL CODE REQUIREMENTS:

1. INGROUND POOL DESIGNED IN CONFORMANCE WITH ANSI/APSP/ICC PER SECTION 326.3.2 OF THE 2020 NEW YORK STATE RESIDENTIAL CODE.
2. POOL ENCLOSURE SHALL COMPLY WITH CODE SECTION R326.4.2 - PERMANENT BARRIERS.
3. POTABLE WATER PROTECTION FOR SWIMMING POOLS SHALL COMPLY WITH CODE SECTION P2902 OF THE 2020 NYS RESIDENTIAL CODE.
4. ENTRAPMENT PROTECTION SHALL MEET CODE SECTION R326.5 OF THE 2020 NYS RESIDENTIAL CODE.
5. ALL SUCTION FITTINGS SHALL COMPLY WITH "ANSI/APSP/ICC 7 PER CODE SECTION R326.5.1.
6. ELECTRICAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF 2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTER 42 SWIMMING POOLS.

ADDITIONAL REQUIREMENTS:

1. CONTRACTOR SHALL SCHEDULE ALL REQUIRED EROSION AND SEDIMENT CONTROL INSPECTIONS WITH THE TOWN ENGINEER WHICH WILL INCLUDE FINAL SIGN OFF APPROVAL FROM THE TOWN ENGINEER.
2. THE PROPOSED IN-GROUND POOL IS DESIGNED AND WILL BE CONSTRUCTED IN CONFORMANCE WITH ANSI/APSP/ICC 5 & THAT THE PROPOSED SPA WILL BE CONSTRUCTED IN CONFORMANCE WITH ANSI/APSP/ICC 3.
3. THE SUCTION GRATE COVERS SHALL CONFORM TO ANSI/ASME A112.19.18.
4. ALL GATES SHALL BE SELF LATCHING, WITH THE LATCH HANDLE LOCATED WITHIN THE ENCLOSURE (POOL SIDE OF ENCLOSURE) AND AT LEAST 40" ABOVE GRADE. IN ADDITION, IF THE LATCH HANDLE IS LOCATED LESS THAN 54" FROM GRADE THEN THE LATCH HANDLE SHALL BE LOCATED WITHIN AT LEAST 3" BELOW THE TOP OF THE GATE, AND NEITHER THE GATE NOR THE BARRIER SHALL HAVE ANY OPENING GREATER THAN 0.5 INCH WITHIN 18" OF LATCH HANDLE



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PROPERTY INFORMATION:
PREPARED BY: JMS ENGINEERING SERVICES, PC
PROJECT LOCATION: 19 ARROWCREST DRIVE
PROJECT TOWN: CROTON ON HUDSON
BUILDING DEPARTMENT: CROTON ON HUDSON
PROPERTY IDENTIFICATION: 67.15-1-42
OCCUPANCY: SINGLE FAMILY DWELLING
ZONING CODE: RA-40

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JOHN M. SCAVELLI PE LICENSE # 095176
JMS ENGINEERING SERVICES, PC

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER THIS ITEM IN ANY WAY.

PROJECT:

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10520

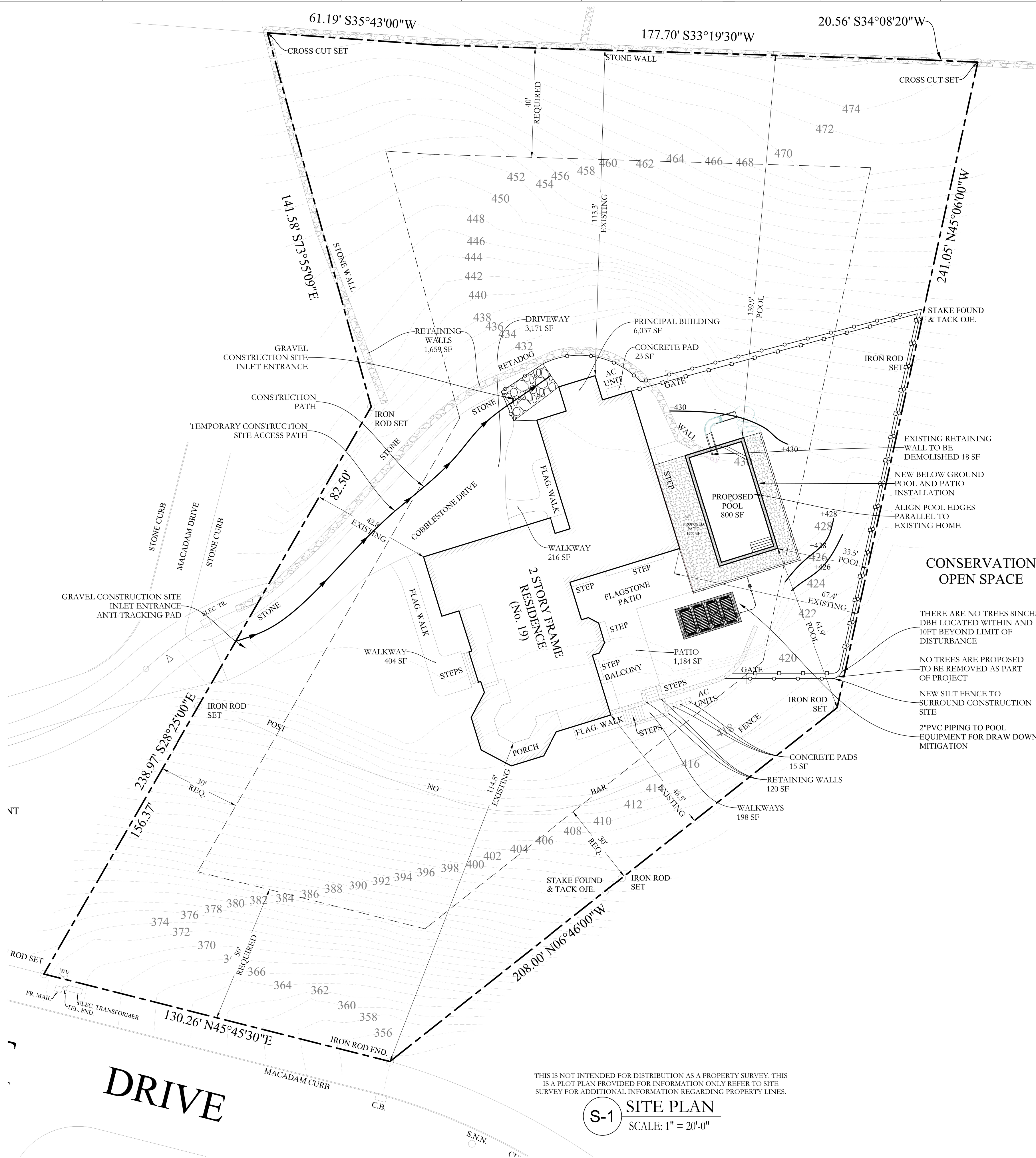
DRAWING TITLE:

SITE IMPROVEMENTS
SHEET 2

S-102

NOTES:

- 1
- AREA OF DISTURBANCE:
DISTURBANCE SHALL BE
STAKED IN FIELD SILT FENCE TO
SURROUND CONSTRUCTION
SITE
- 2
- ALIGN POOL EDGE
PARALLEL TO PRINCIPAL
BUILDING
- ALL SUCTION FITTING SHALL
COMPLY WITH ANSI/SPR/C
PER CODE SECTION R326.5.1
ENTRAPMENT PROTECTION
SHALL COMPLY WITH R326.5
- 3
- POOL BARRIER MUST BE AT
LEAST 48" ABOVE GRADE AND
MUST COMPLETELY
SURROUND SWIMMING POOL
AREA POOL ENCLOSURE TO
COMPLY WITH R326.4.2
PERMANENT BARRIERS
- A STORM WATER ENGINEERING
AND EROSION CONTROL
PERMIT SHALL BE OBTAINED
AS REQUIRED BY LOCAL
JURISDICTION
- 4
- ELECTRICAL INSTALLATION
SHALL BE INSTALLED BY
LICENSED ELECTRICAL
CONTRACTOR IN ACCORDANCE
WITH NYSRC CHAPTER 42-
SWIMMING POOLS
- FOR PROPOSED REGRADING
REFER TO SITE PLAN
- POTABLE WATER PROTECTION
FOR POOL TO COMPLY WITH
P2902 OF NYSRC
- 5
- NO TREES TO BE REMOVED AS
PART OF PROJECT



ZONING SCHEDULE					
INFO	UNIT	ALLOWABLE	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT AREA	SF	40,000	74,984	74,984	NO
FRONT YARD	FT	50	114.8	114.8	NO
SIDE YARD 1	FT	30	48.5	48.5	NO
SIDE YARD 2	FT	30	42.8	42.8	NO
SIDE YARD COMBINED	FT	80	91.2	91.2	NO
REAR YARD	FT	40	113.3	113.3	NO
BUILDING COVERAGE	%	20%	12%	12%	NO
POOL SIDE YARD 1	FT	10	N/A	61.9	NO
POOL SIDE YARD 2	FT	10	N/A	139.9	NO
POOL REAR YARD	FT	10	N/A	33.5	NO

EXISTING COVERAGE			
	ITEM	AREA	UNIT
EXISTING	PRINCIPAL BUILDING	6,037	SF
EXISTING	DRIVEWAY	3,171	SF
EXISTING	RETAINING WALLS	1,779	SF
EXISTING	CONCRETE PAD	38	SF
EXISTING	WALKWAYS	818	SF
EXISTING	PATIO	1,184	SF
EXISTING	TOTAL	13,027	SF

PROPOSED COVERAGE			
	ITEM	AREA	UNIT
PROPOSED	POOL	800	SF
PROPOSED	PATIO	1,265	SF
PROPOSED	POOL EQUIPMENT PAD	24	SF
PROPOSED	TOTAL	2,089	SF



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CROTON ON HUDSON, NY
10520

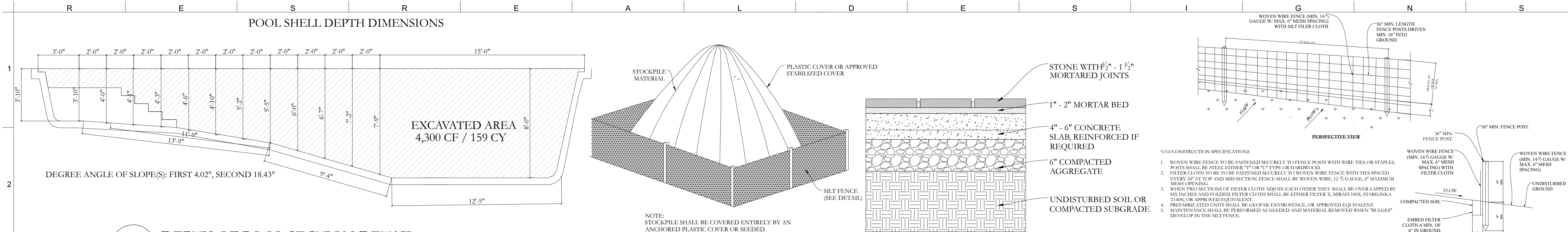
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SITE IMPROVEMENTS
SHEET 3

S-103

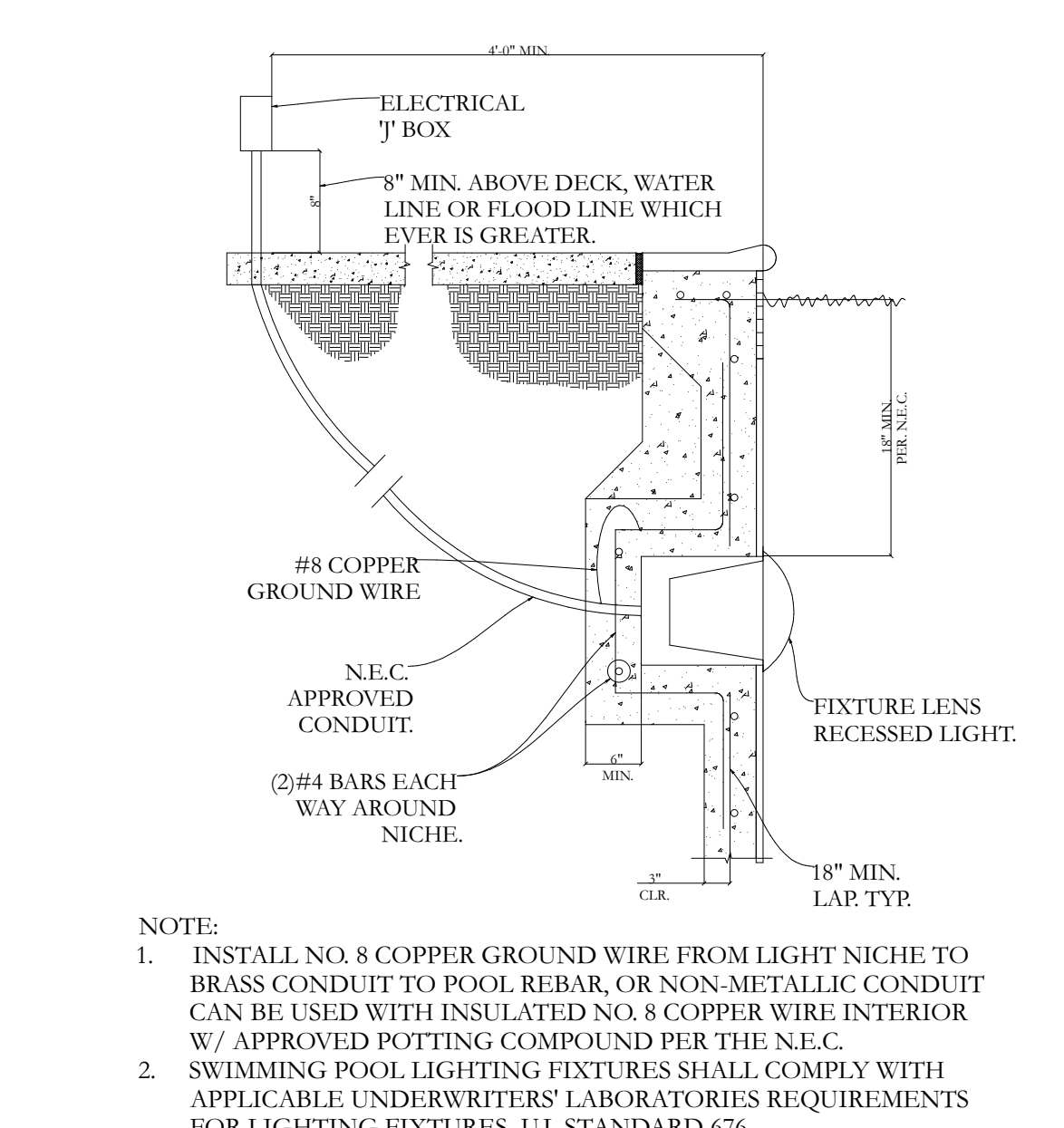
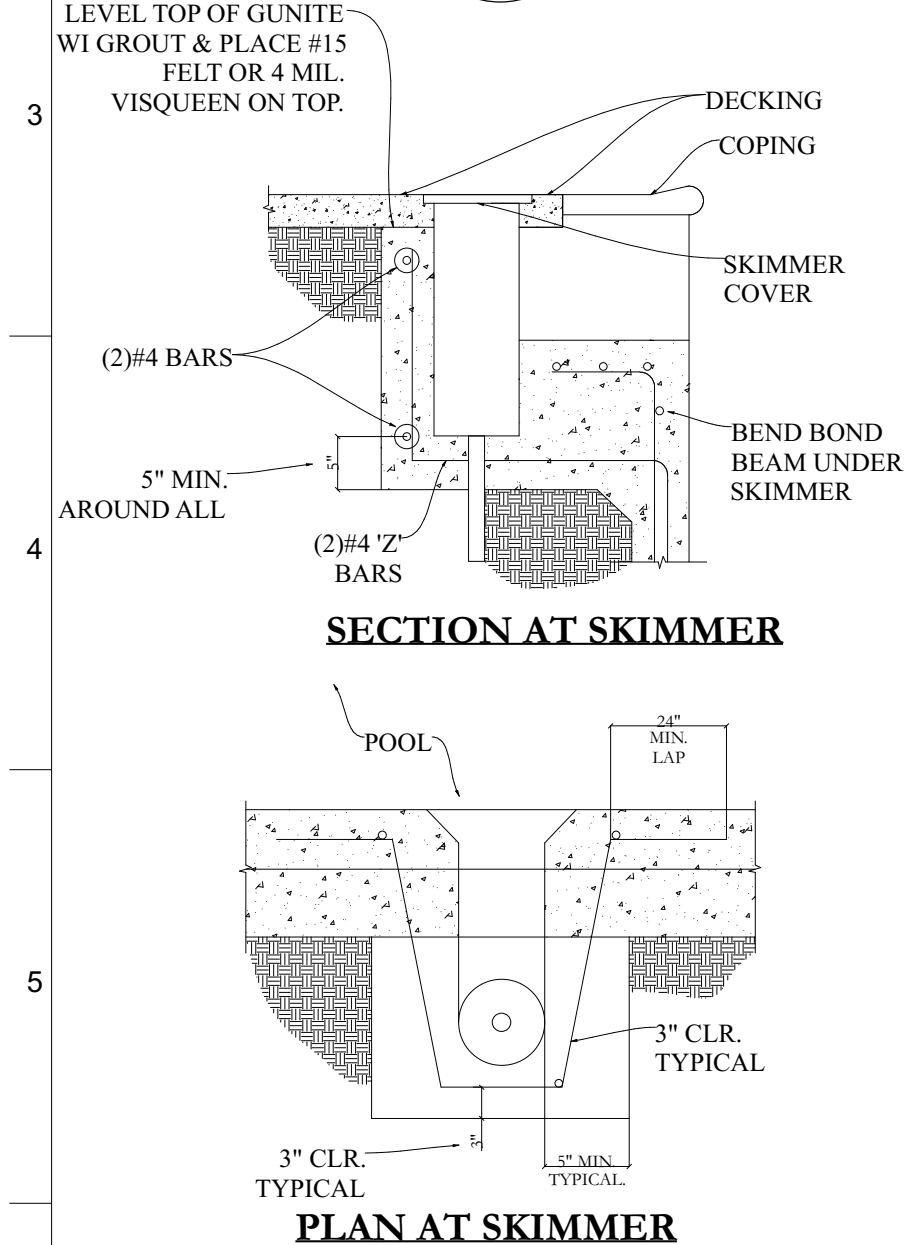
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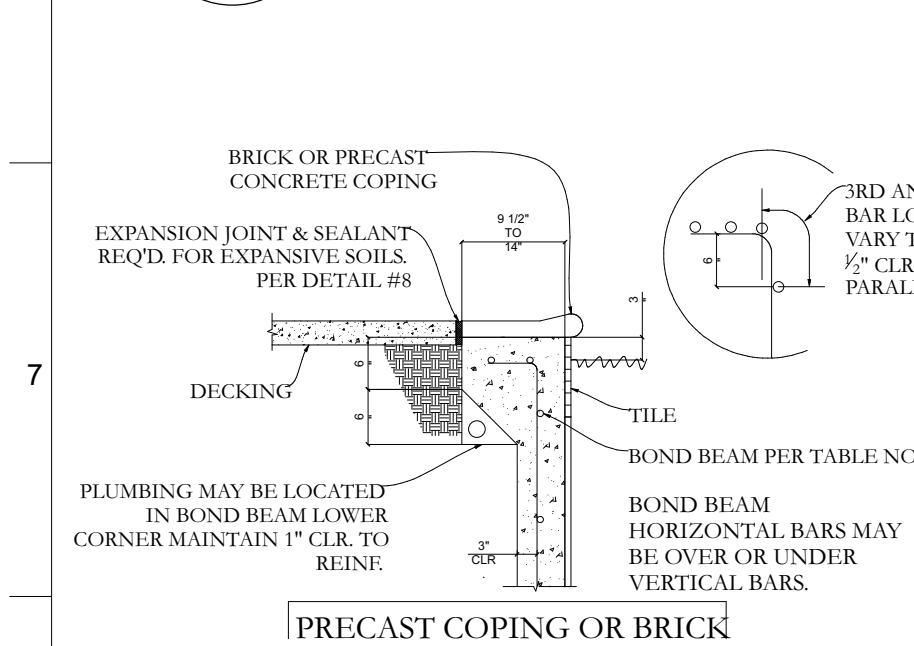
DEPTH OF POOL SECTION DETAIL

SCALE: NTS



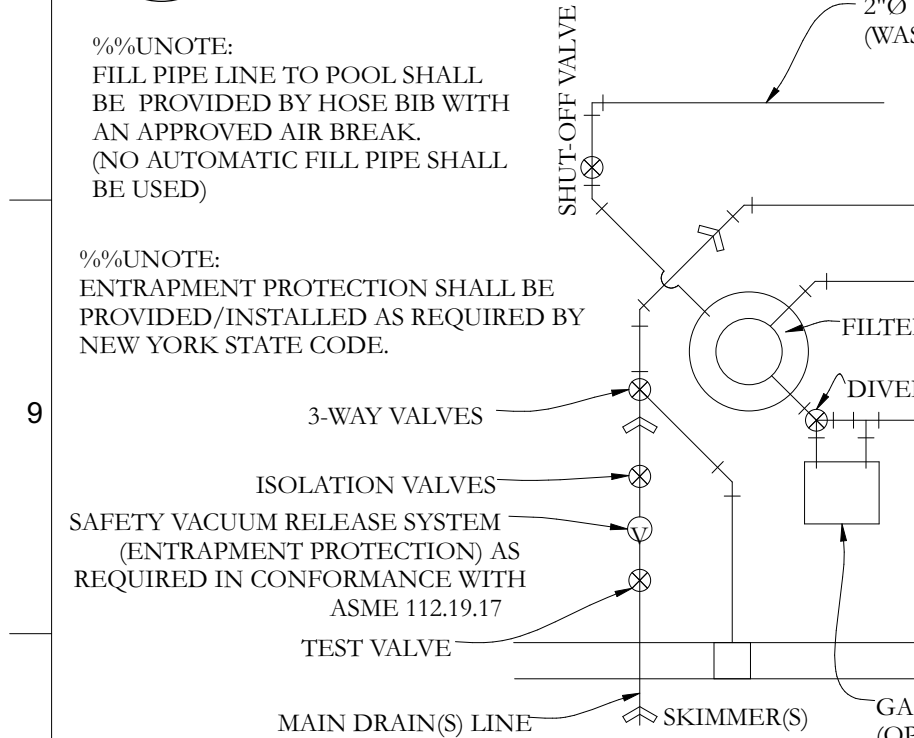
SKIMMER DETAIL

SCALE: NTS



BOND BEAM/COPING DETAIL

SCALE: NTS

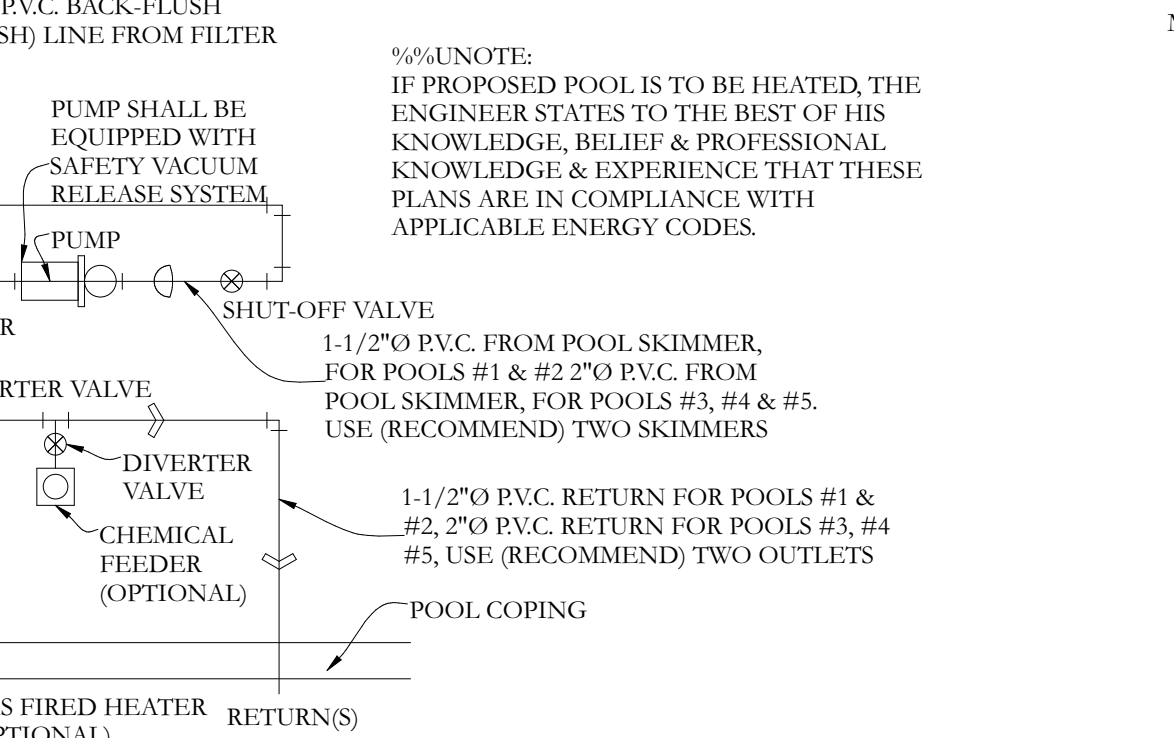


POOL FILTERING SCHEMATIC

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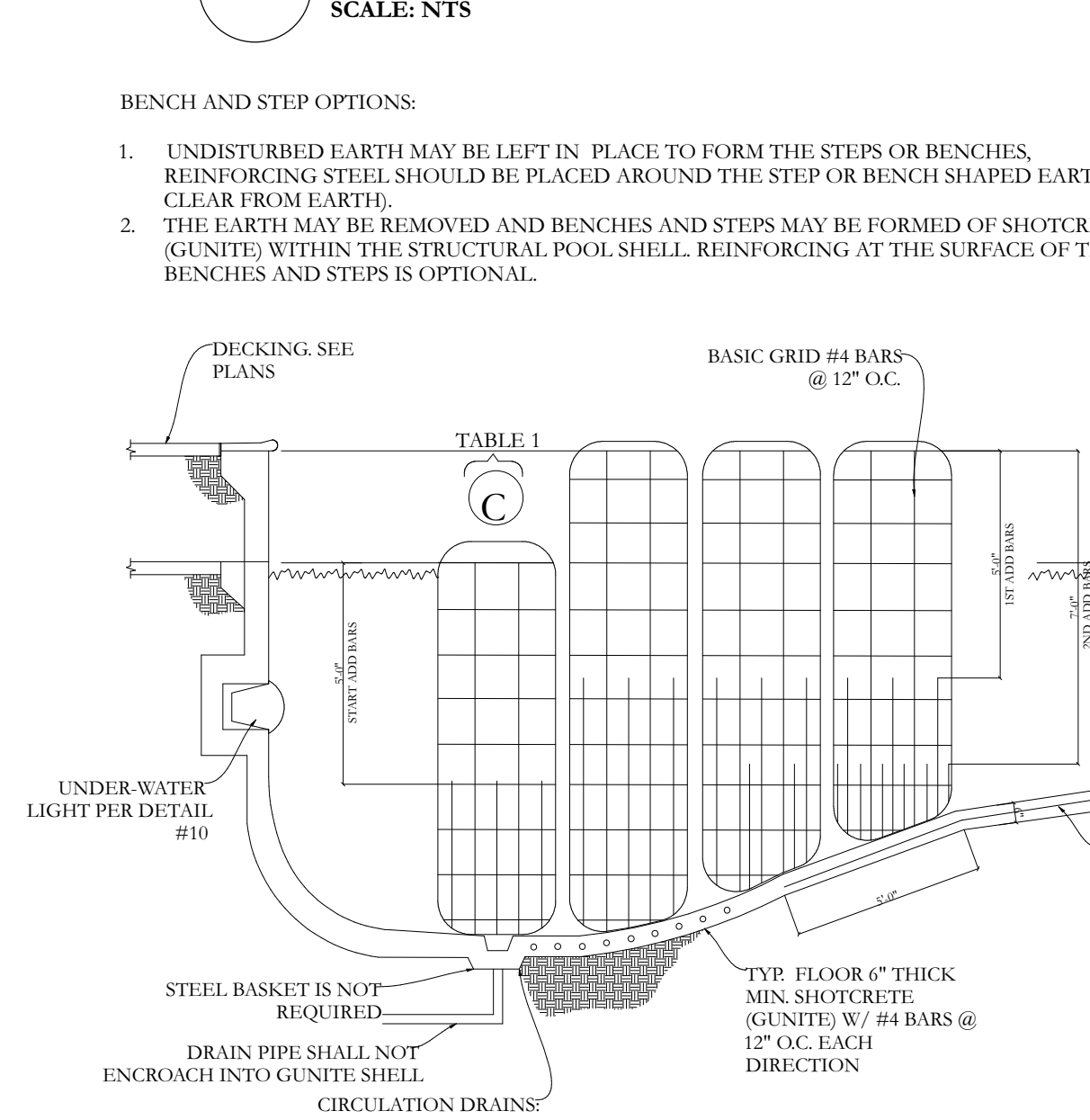
POOL COVER TROUGH DETAIL

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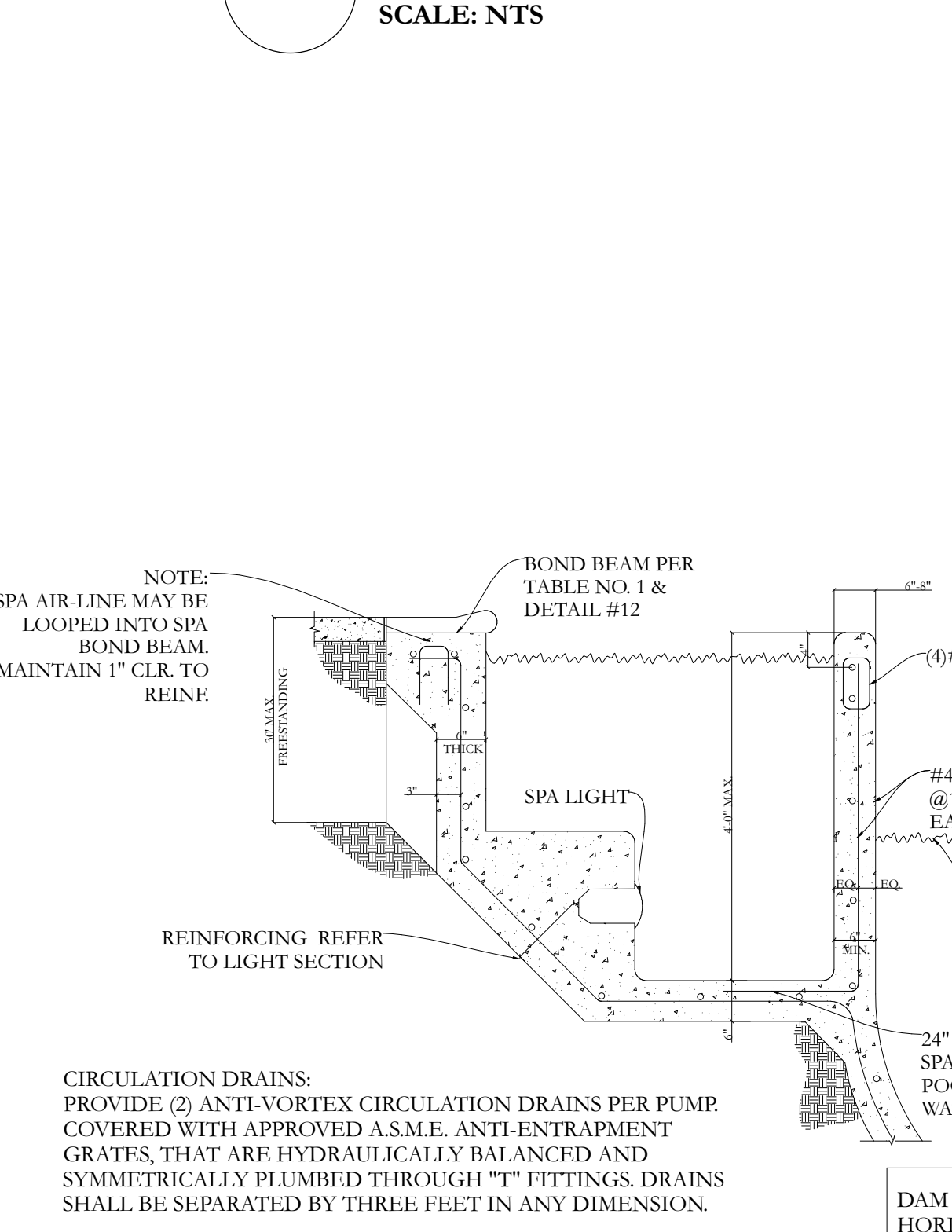
SILT STOCK PILE DETAIL

SCALE: NTS



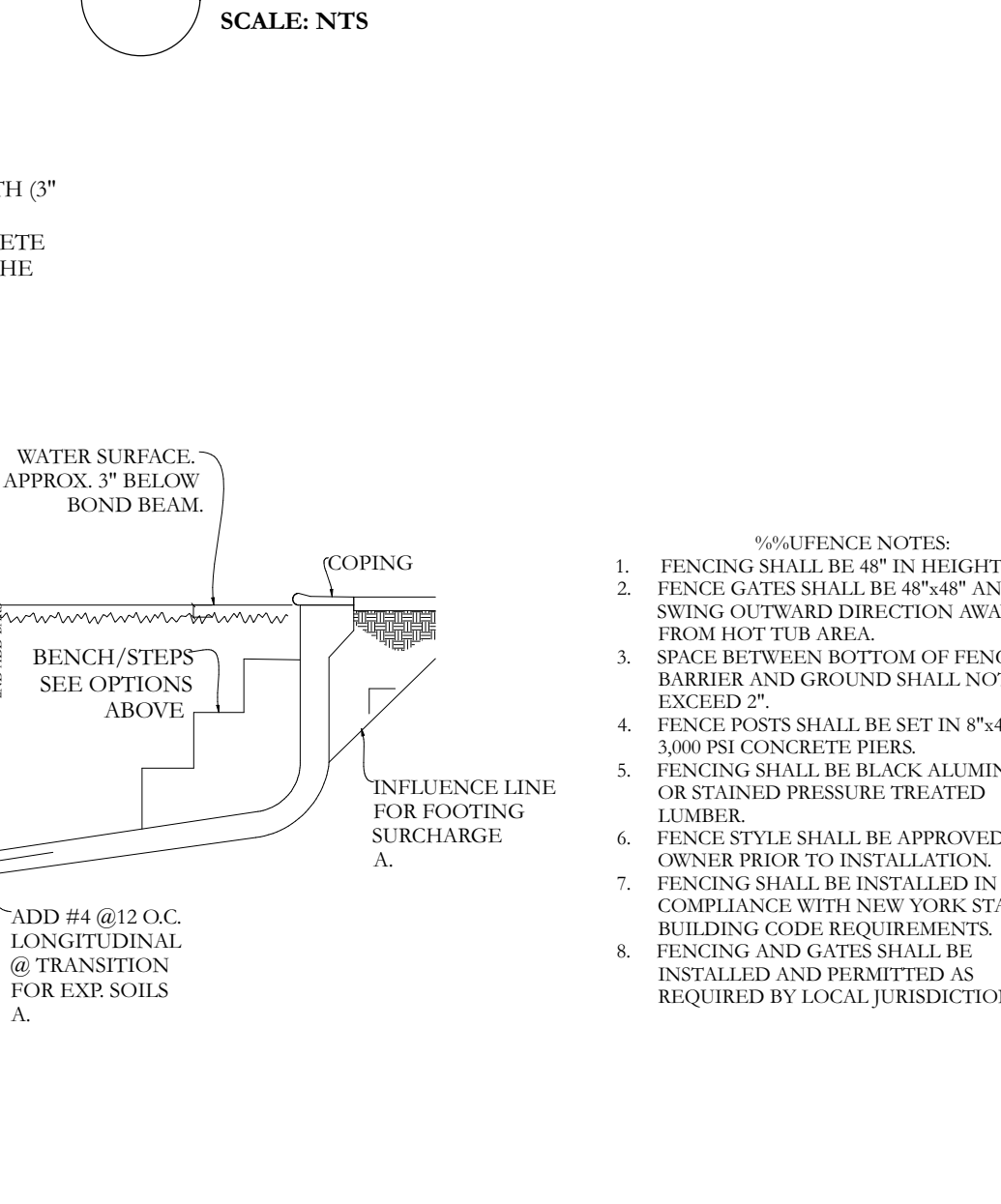
LONGITUDINAL SECTION

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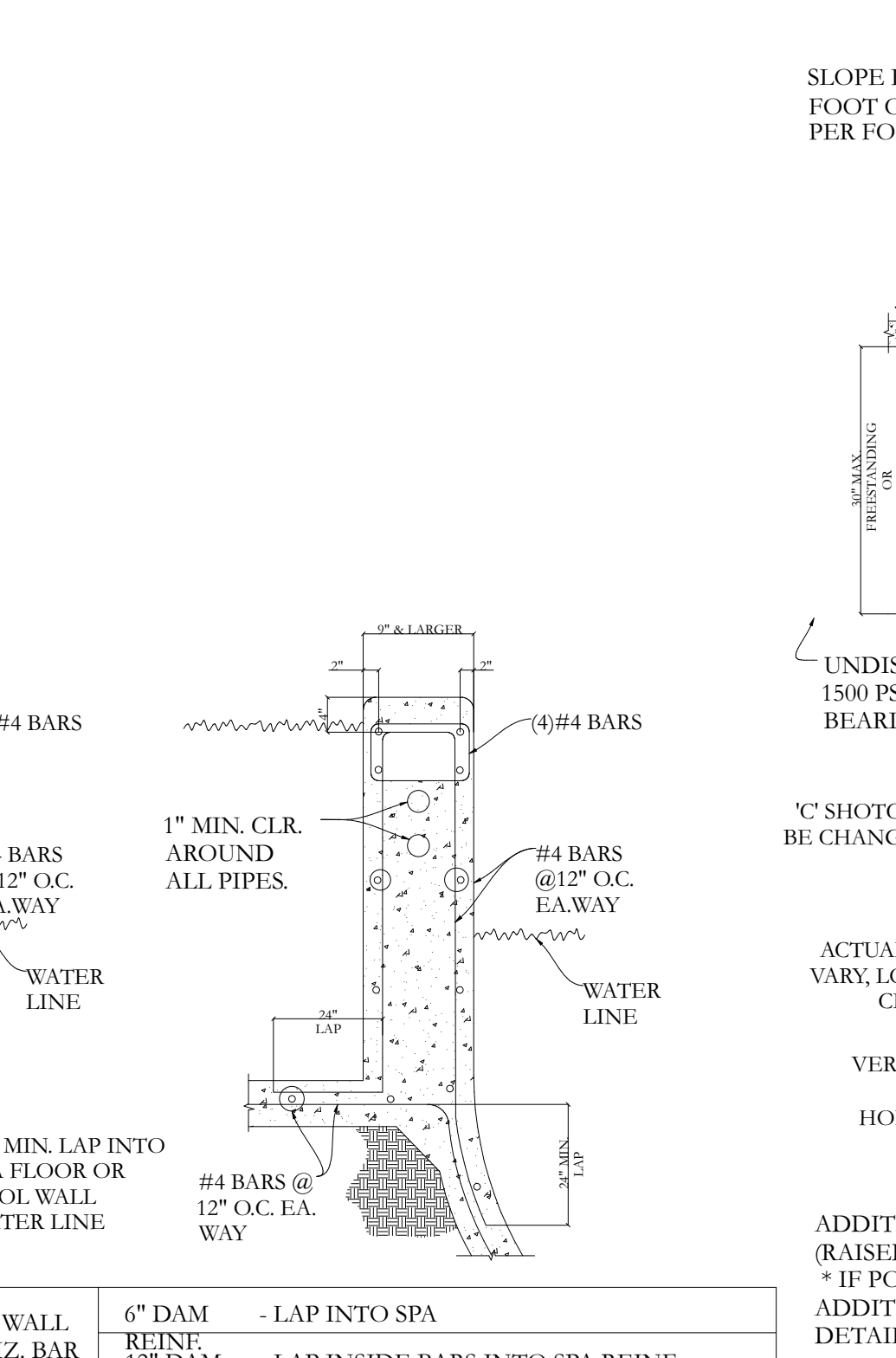
PATIO DETAILS

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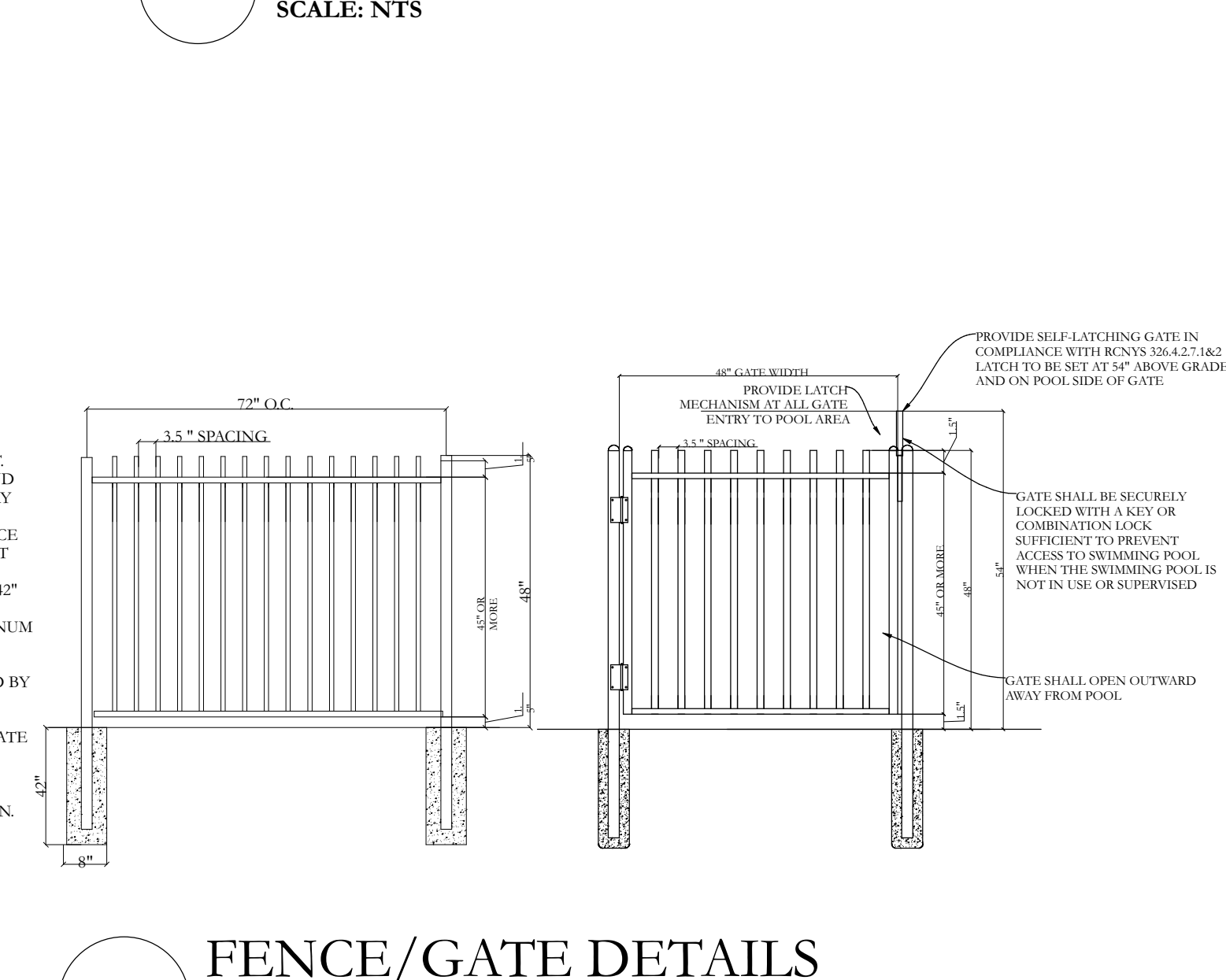
FENCE/GATE DETAILS

SCALE: NTS



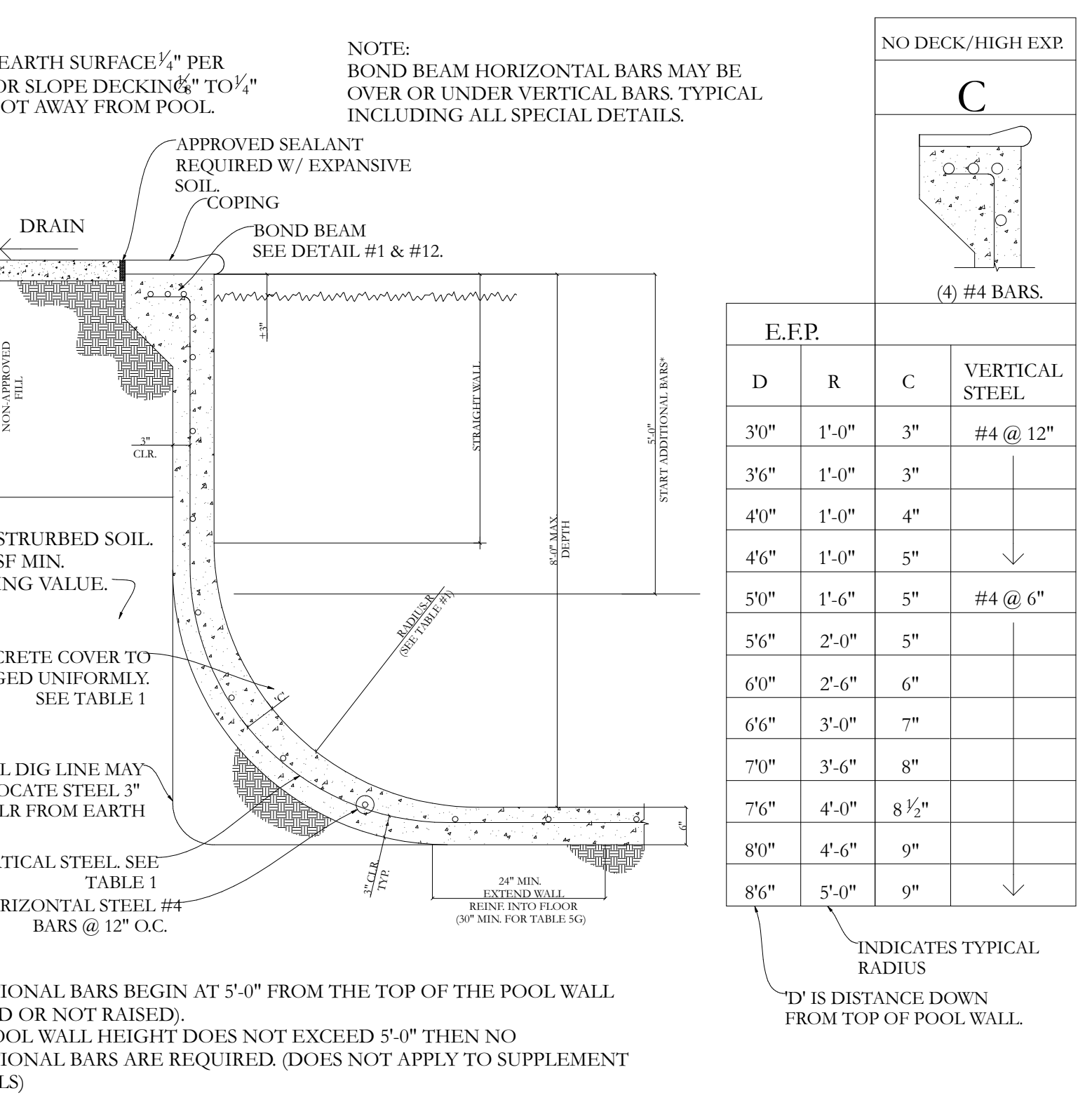
SILT FENCE DETAIL

SCALE: NTS



STANDARD WALL REINFORCEMENT DETAIL

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OCCUPANCY: SINGLE FAMILY DWELLING
ZONING CODE: RA-40

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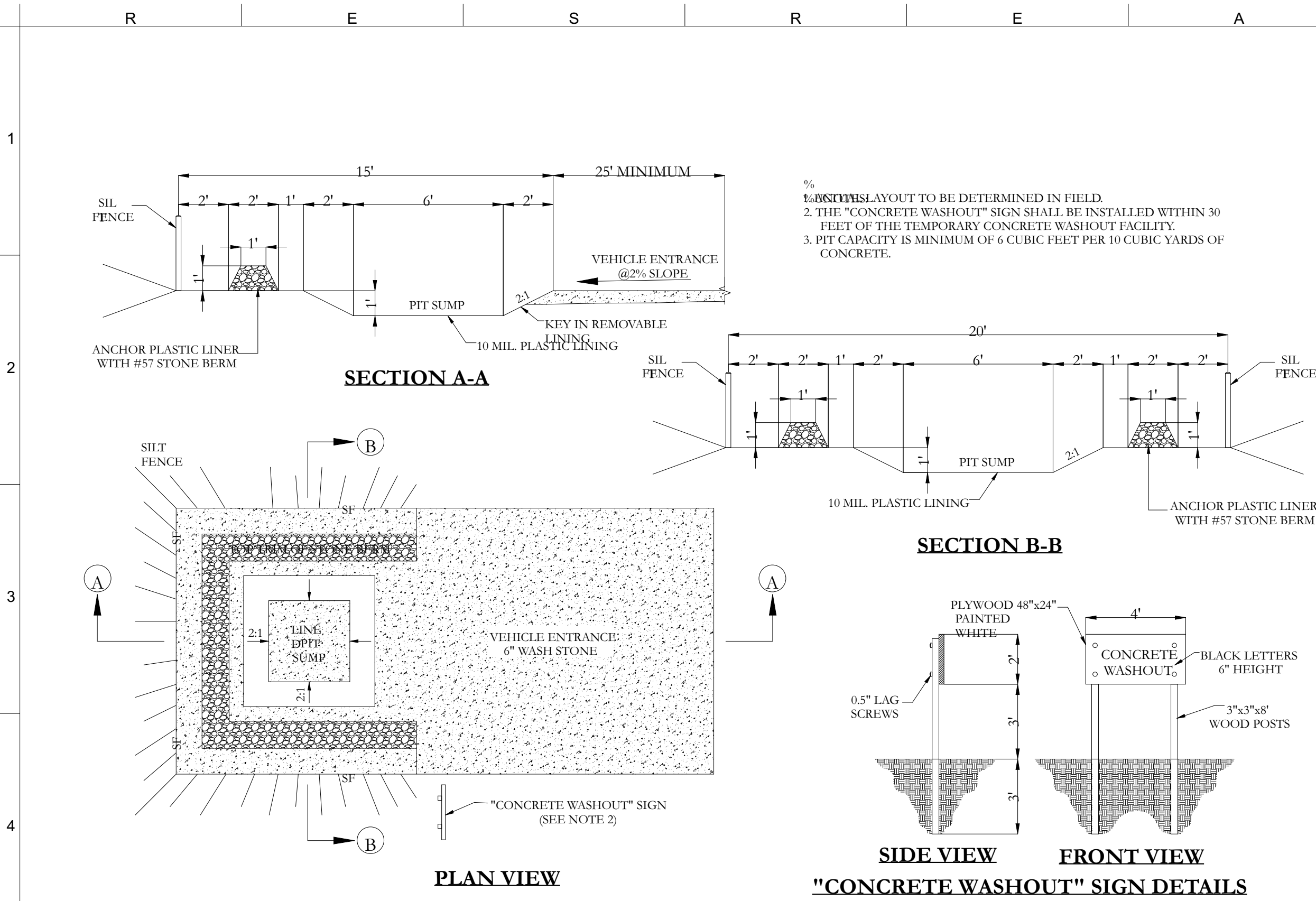
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PROJECT:
**19 ARROWCREST DRIVE
CROTON ON HUDSON, NY
10520**

DRAWING TITLE:
**SITE IMPROVEMENTS
SHEET 5**

S-105

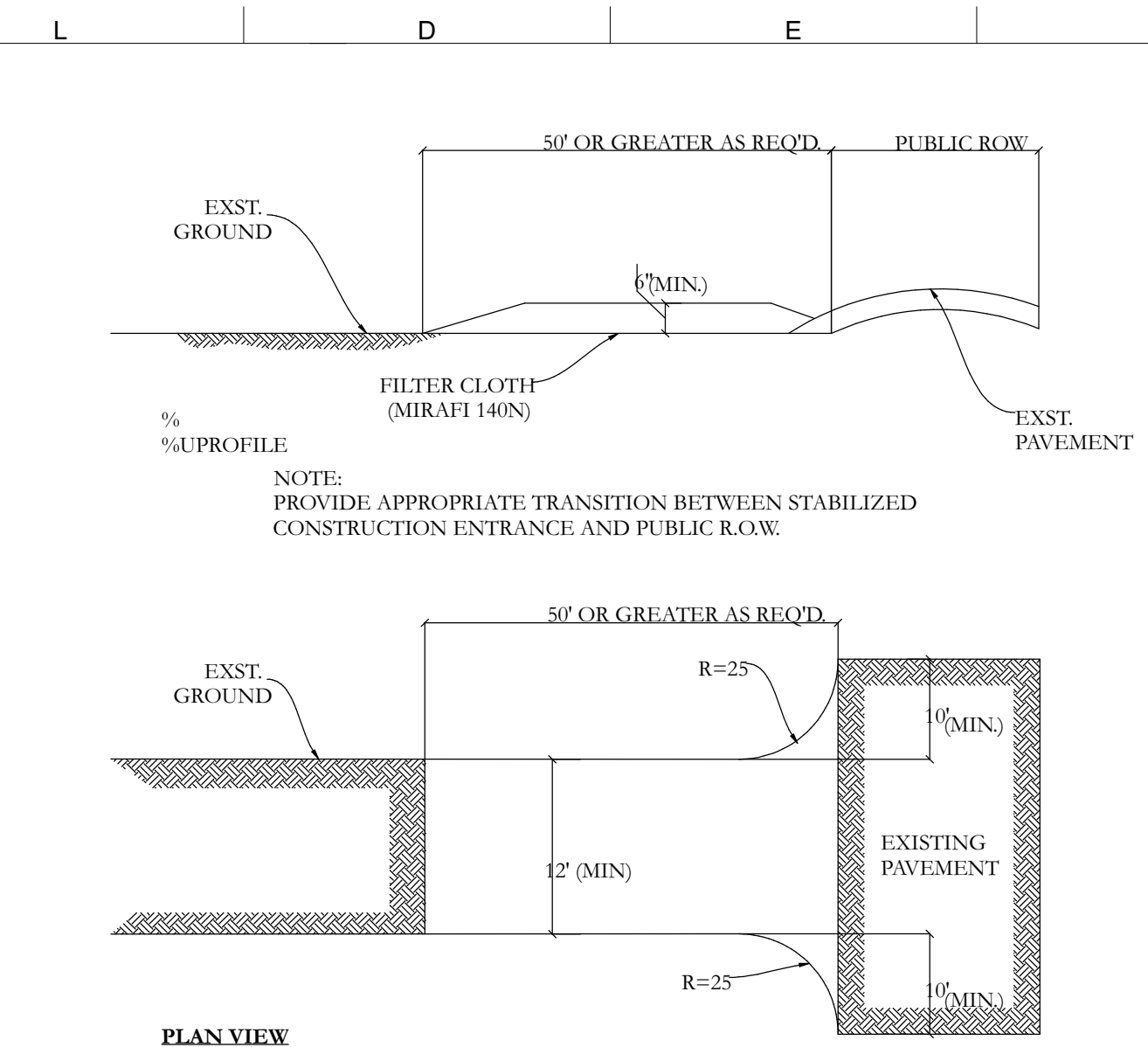
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CONSTRUCTION WASHOUT DETAIL
SCALE: NTS

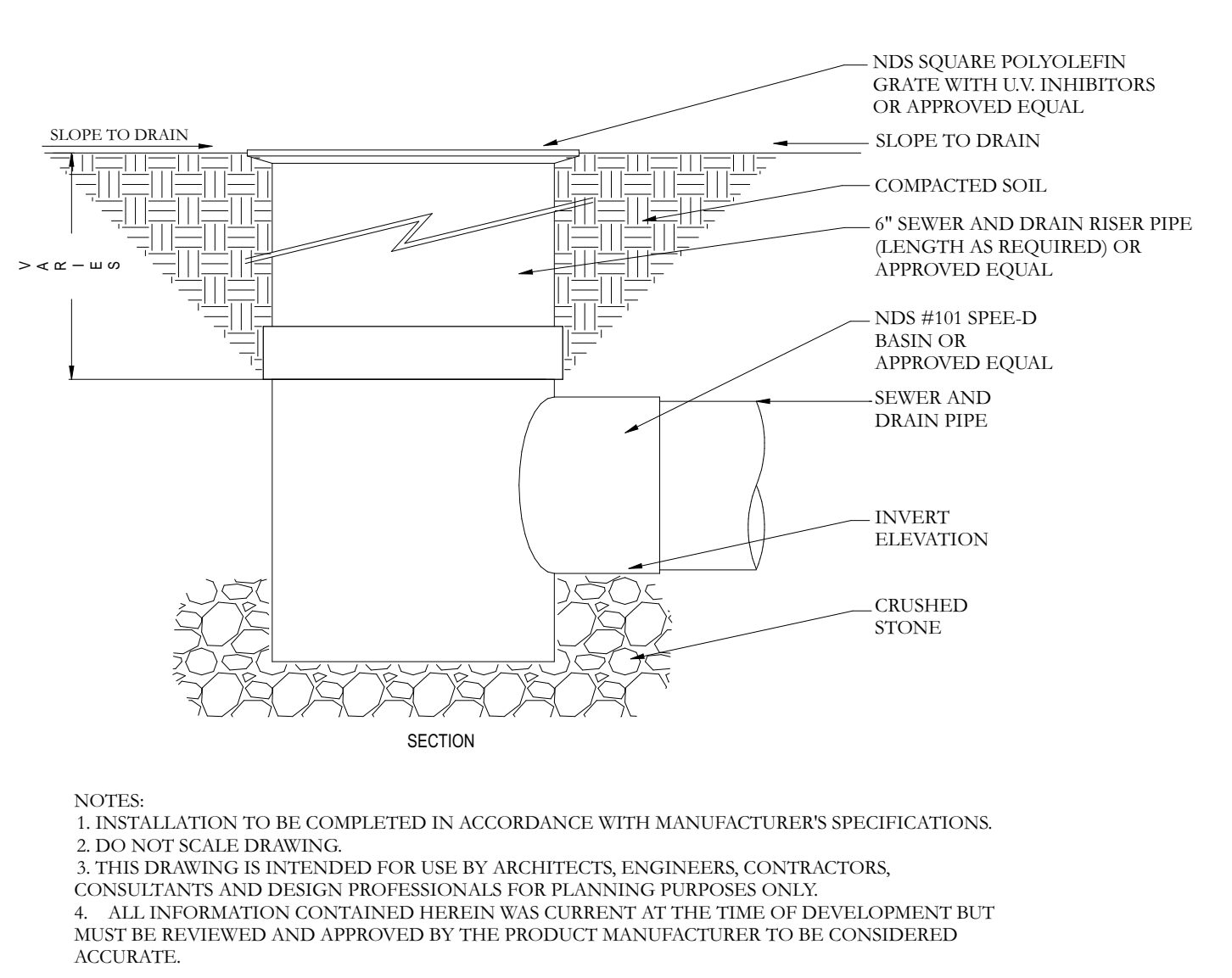
	Frequency	Action
Inlets and Outlets	Every 3 years	Obtain documentation that the inlets, outlets and vents have been cleaned and will function as intended.
	Spring and Fall	Check inlet and outlets for clogging and remove any debris as required.
CULTEC Stormwater Chambers	2 years after commissioning	Inspect the interior of the stormwater management chambers through inspection port for deficiencies using CCTV or comparable technique.
		Obtain documentation that the stormwater management chambers and feed connectors will function as anticipated.
	9 years after commissioning every 9 years following	Clean stormwater management chambers and feed connectors of any debris.
		Inspect the interior of the stormwater management structures for deficiencies using CCTV or comparable technique.
Surrounding Site	45 years after commissioning	Obtain documentation that the stormwater management chambers and feed connectors have been cleaned and will function as intended.
		Clean stormwater management chambers and feed connectors of any debris.
		Determine the remaining life expectancy of the stormwater management chambers and recommended schedule and actions to rehabilitate the stormwater management chambers as required.
		Inspect the interior of the stormwater management chambers for deficiencies using CCTV or comparable technique.
Surrounding Site	Monthly in 1 st year	Replace or restore the stormwater management chambers in accordance with the schedule determined at the 45-year inspection.
	Spring and Fall	Attain the appropriate approvals as required.
	Yearly	Establish a new operation and maintenance schedule.

STORM WATER MANAGEMENT MAINTENANCE SCHEDULE & PROCEDURES
SCALE: NTS

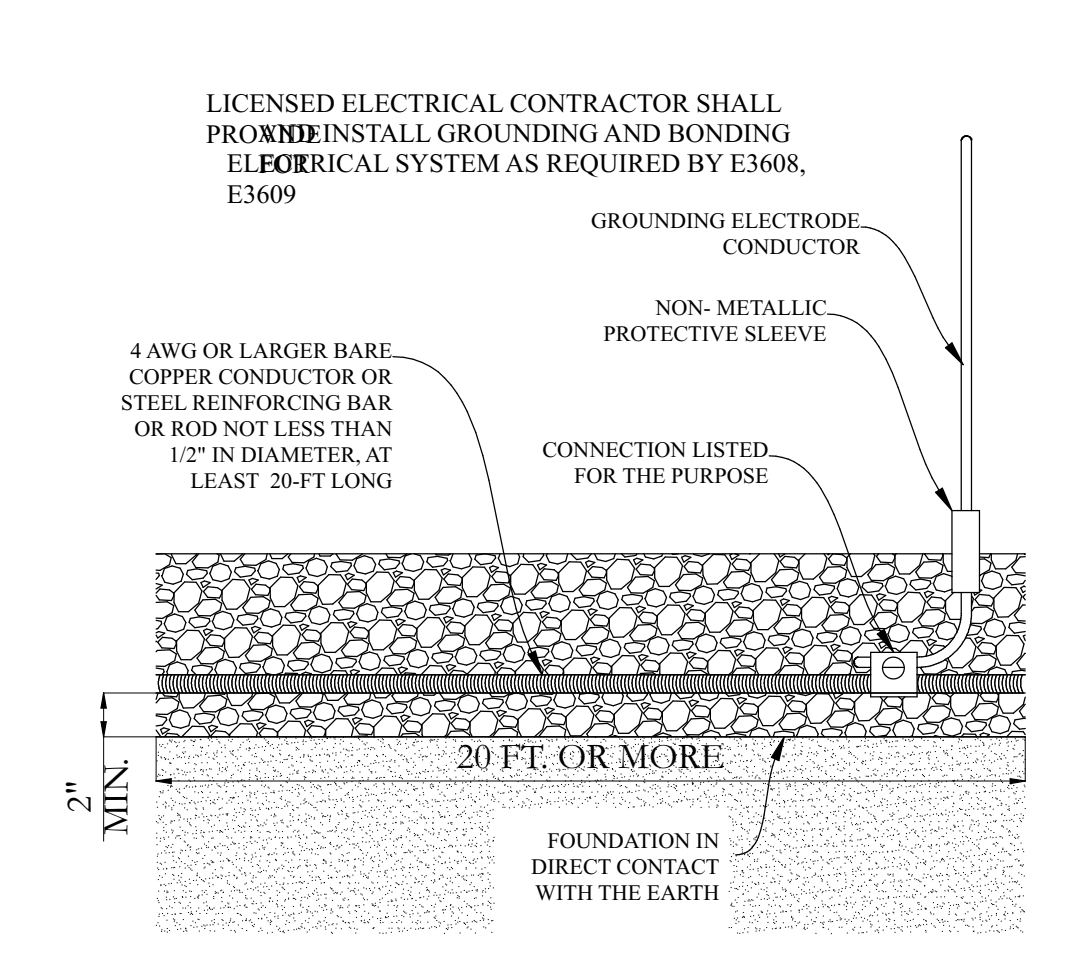
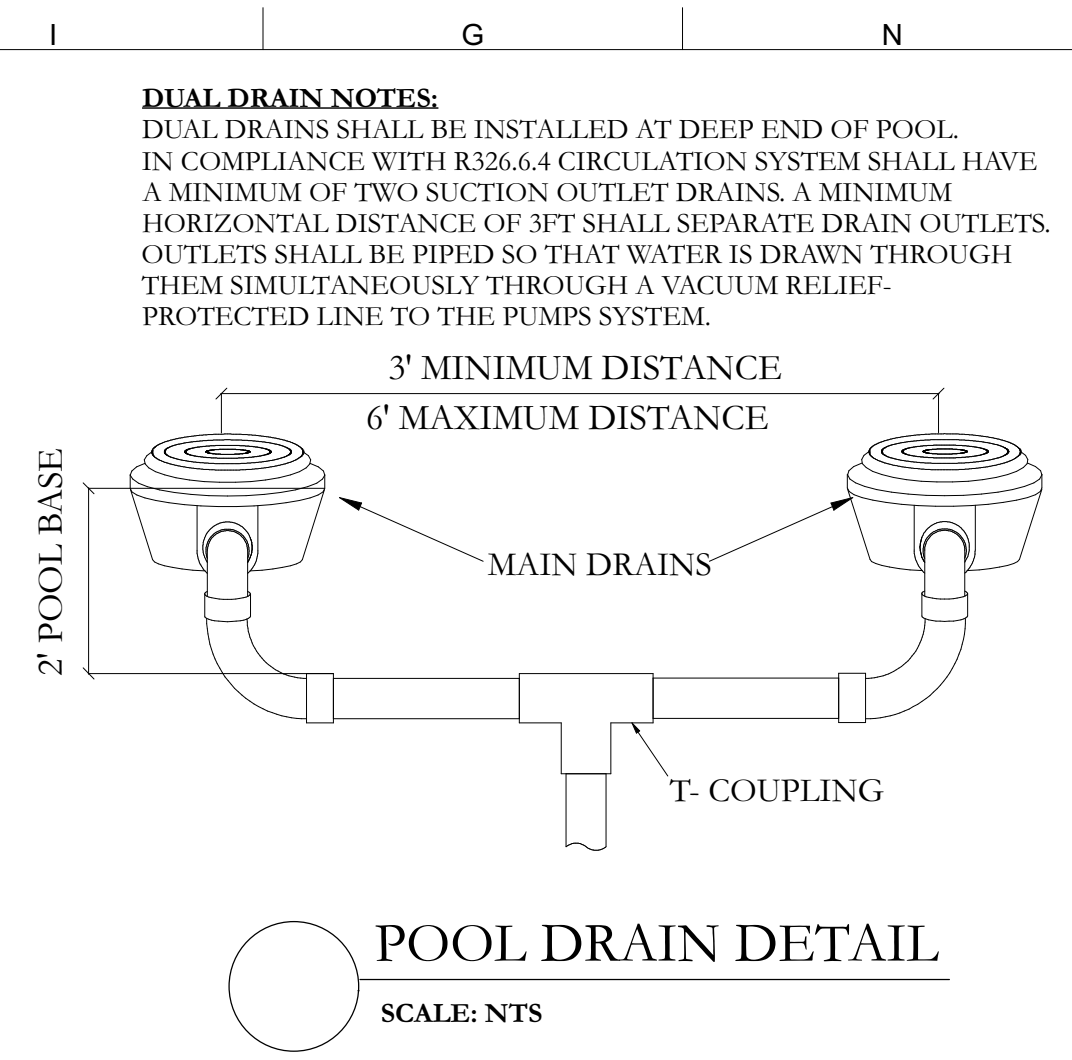


- PLAN VIEW
CONSTRUCTION SPECIFICATIONS
- STONE SIZE - USE 3" STONE (NYS DOT ITEM #623.11 SIZE DESIGNATION #2, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50" FEET
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SIGHT.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - 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.
 - 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 TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILISED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

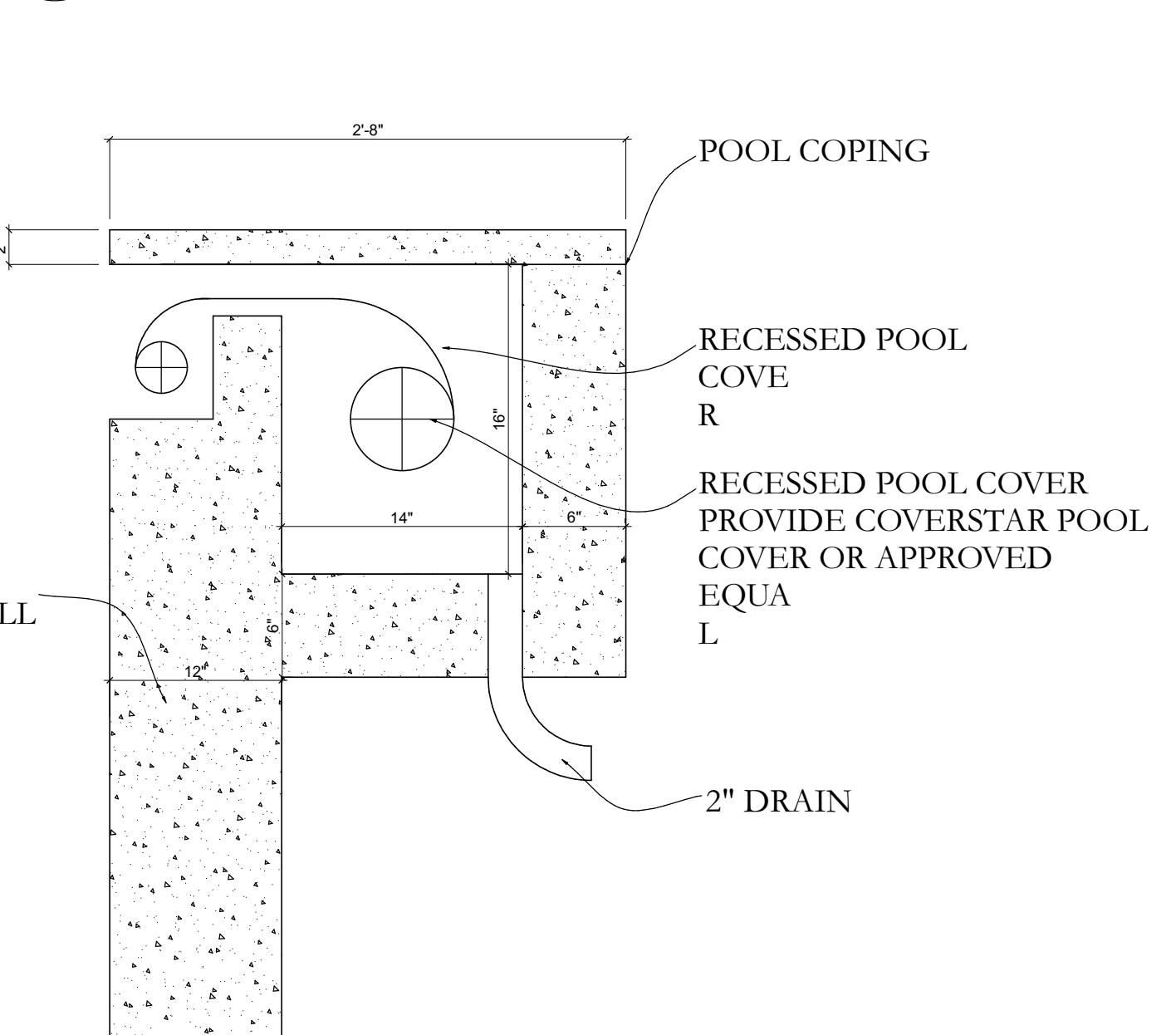
TEMPORARY CONSTRUCTION ENTRANCE DETAIL
SCALE: NTS



YARD DRAIN DETAIL
SCALE: NTS



ELECTRICAL GROUNDING DETAIL
SCALE: NTS



POOL AUTOCOVER DETAIL
SCALE: NTS

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JOHN M. SCAVELLI PE LICENSE # 095176
JMS ENGINEERING SERVICES, PC

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PROJECT:

**19 ARROWCREST DRIVE
CROTON ON HUDSON, NY
10520**

DRAWING TITLE:

**SITE IMPROVEMENTS
SHEET 7**

S-107

NOTES: