

SITE ADDRESS:
173 MAPLE STREET
CROTON-ON-HUDSON, NY 10520

PROJECT INDEX	
SITE ADDRESS:	173 MAPLE STREET CROTON-ON-HUDSON, NY 10520
COUNTY:	WESTCHESTER
PROPERTY OWNER:	ROSA PATINO 173 MAPLE ST CROTON-ON-HUDSON, NY 10520
STRUCTURE TYPE:	RESIDENCE- ACCESSORY COTTAGE
LATITUDE: (NAD 83)	41.210881° N
LONGITUDE: (NAD 83)	73.879978° W
GRADE ELEVATION:	133'± AMSL (PER GOOGLE)
MUNICIPALITY:	VILLAGE OF CROTON-ON-HUDSON
SECTION/BLOCK/LOT:	68.17/4/34
ZONING DISTRICT:	RB/TWO FAMILY RESIDENCE



SHEET INDEX			
SHEET NO.	DESCRIPTION	REVISION NO.	REVISION DATE
T-001	TITLE SHEET	0	7/18/25
T-002	NOTES	0	7/18/25
C-100	EXISTING SITE/DEMO PLAN	0	7/18/25
C-101	PROPOSED SITE PLAN	0	7/18/25
A-100	PROPOSED COTTAGE BASEMENT PLAN	0	7/18/25
A-101	PROPOSED COTTAGE FIRST FLOOR PLAN	0	7/18/25
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A-500	DETAILS	0	7/18/25

THESE DRAWINGS ARE FORMATTED FOR 24"x36". OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

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BLUE OR BLACK INK OF THE PROFESSIONAL
ENGINEER OR LAND SURVEYOR SHALL NOT
BE CONSIDERED VALID COPIES.

NEW YORK P.E. NUMBER: 096474
EXPIRATION DATE: 10/31/2027

[illegible]

PATINO
RESIDENCE
173 MAPLE STREET
CROTON ON HUDSON, NY

T-001

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (PER VILLAGE OF CROTON)													
GROUND SNOW LOAD (PSF)	WIND DESIGN (PER ASCE7-16)				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQD	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROSTLINE DEPTH	TERMITE					
30	115	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	7	YES	NO	1500 OR LESS	51.6

ENERGY CONSERVATION CRITERIA	
INSULATION RATING TYPES	R-13
• 2X4 WALL BATTED INSULATION	

GENERAL NOTES	
1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 RCNYS., AND ALL OTHER APPLICABLE CODES AND ORDINANCES.	
2. CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.	
3. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.	
4. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.	
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.	
6. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.	
7. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.	
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.	
9. INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISFITTING OR CONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE ENGINEER APPROVAL.	

DESIGN CRITERIA	
LOCATION:	VILLAGE OF CROTON ON HUDSON, NEW YORK
BUILDING CODE:	2020 RCNYS.
REFERENCE DOCUMENTS:	ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ACI 31, ACI 530

CONSTRUCTION NOTES	
1. ALL WORK SHALL CONFORM TO ALL THE APPLICABLE SECTIONS OF THE 2020 RCNYS, AND ALL LOCAL CODES.	
2. THE DESIGN LOADS ARE AS FOLLOWS: GROUND SNOW LOAD: 30/SQ. FT	
3. ALL LUMBER SHALL HAVE A BASE "IN GRADE RATING" Fb VALUE OF 825 OR GREATER.	
4. PROVIDE CROSS BRIDGING OR SOLID BLOCKING BETWEEN JOIST AT 8'-0" OC MAXIMUM.	
5. ALL EXTERIOR/INTERIOR GRADE LUMBER TO BE PRESSURE TREATED #2 OR BETTER, DENSE SOUTHERN PINE, CONFORMING TO AMPA STANDARDS WITH A MINIMUM STRESS OF 825 PSI.	
6. ALL FASTENERS, SCREWS, ANCHORS, STRUCTURAL ACCESSORIES, ETC. ENGAGING INTO CONCRETE, MASONRY, EXTERIOR-GRADE LUMBER, SHALL BE HOP-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM 653 OR BETTER.	
7. DO NOT SCALE DRAWINGS, CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS , IF A DISCREPANCY IS FOUND NOTIFY THE ENGINEER AT ONCE.	
8. THESE PLANS HAVE BEEN PREPARED WITH THE KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT THAT SUCH PLANS ARE IN COMPLIANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.	
9. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING. EXTREME CARE MUST BE TAKEN TO PROTECT OR RELOCATE EXISTING UTILITIES. CONTACT ALL UTILITY COMPANIES PRIOR TO EXCAVATING.	

NYECC COMPLIANCE CERTIFICATION	
TO BE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE ENERGY CODE.	

FRAMING	
1. PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE GRADE CD-EXTERIOR GLUE OR STRUCTURAL LL-EXTERIOR GLUE. PLYWOOD THICKNESS SHALL BE AS INDICATED ON DRAWINGS. GLUE GLUE AND NAIL ALL PLYWOOD TO SUPPORT MEMBERS. PLYWOOD UNDERLAYMENT FOR CERAMIC TILE SHALL BE GLUED AND SCREWED TO SUB-FLOOR.	
2. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE SHALL BE TREATED LUMBER.	
3. A) FRAMING NOTES: PROVIDE CROSS BRIDGING @ 7'-0" OC, MAX. SPACING AND SOLID BRIDGING AT BEARING POINTS. PROVIDE DOUBLE JOIST OF OPENINGS, UNLESS DETAILED OTHERWISE. PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS. PROVIDE "SIMPSON" METAL JOIST HANGERS (TO SUITE SIZE OF JOISTS) AT JOIST TO FLUSH HEADERS AND BEAMS. B) ALL BEAMS TO BE SET WITH NATURAL CROWN UP. ENDS LAPPED PVER BEARING TO BE SECURELY SPOKED TOGETHER. FRAMED WITH DOUBLE HEADERS AND TRIMMERS AROUND OPENINGS LARGER THAN SPACING OF JOISTS. JOIST SHALL BE DOUBLE UNDER ALL PARALLEL PARTITIONS. PROVIDE 1x3 CROSS BRIDGING AS SHOWN IN PLAN FOR ALL FLOOR JOIST. FIRE CUT ENDS OF JOIST BEARING IN MASONRY FIREWALLS; MIN. BEARING 4".	
4. ALL WINDOWS AND DOORS (INTERIOR & EXTERIOR) TO HAVE 2-2x10'S WITH 1/2" PLYWOOD SPACER UNLESS OTHERWISE NOTES.	
5. LINTELS: BOTTOM OF ALL LINTELS SHALL BE 6'-9 1/2" ABOVE TOP PF SUB-FLOOR AT FIRST FLOOR (UNLESS OTHERWISE NOTED).	

HEADER SCHEDULE FOR OPENING	
LESS THAN 4'-0":	2-2x8 HDR
4'-0" TO 5'-11":	2-2x10 HDR
6'-0" TO 8'-0":	2-2x12HDR
OR UNLESS OTHERWISE NOTED ON PLAN	
USE ONLY LUMBER WITHOUT DEFECTS AFFECTING STRENGTH, DURABILITY AND APPEARANCE FOR INTENDED USE.	
USE ALUMINUM OR GALVANIZED NAILS FOR EXTERIOR WORK. STAINLESS STEEL NAILS AS NOTES ON DRAWINGS.	

PATINO RESIDENCE



PROFESSIONAL ENGINEER

NEW YORK P.E. NUMBER: 096474
EXPIRATION DATE: 10/31/2027

**F&T ENGINEERING**

PROJECT NUMBER
1001.PATINO

DESIGNED BY
MT

REV.	DATE	DESCRIPTION	DRAWN BY
Δ	07/30/25	PLANNING BOARD	

ISSUED BY

DATE



ORIGINAL SIZE IN INCHES

SITE INFORMATION

PATINO
RESIDENCE
173 MAPLE STREET
CROTON ON HUDSON, NY

SHEET TITLE

NOTES

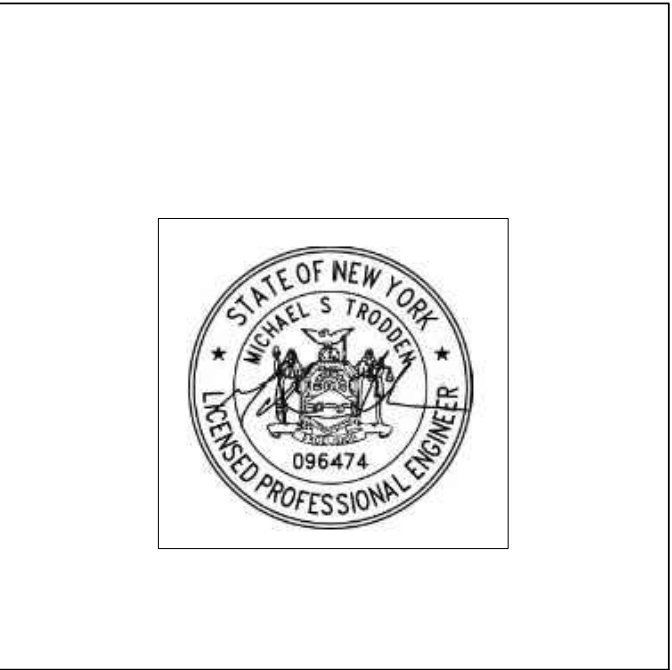
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T-002

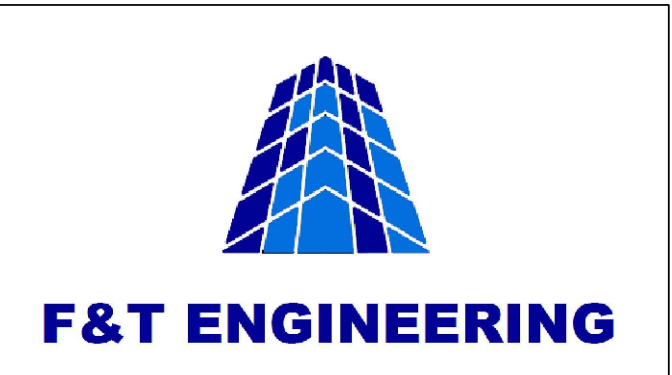
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NEW YORK P.E. NUMBER: 096474 EXPIRATION DATE: 10/31/2027



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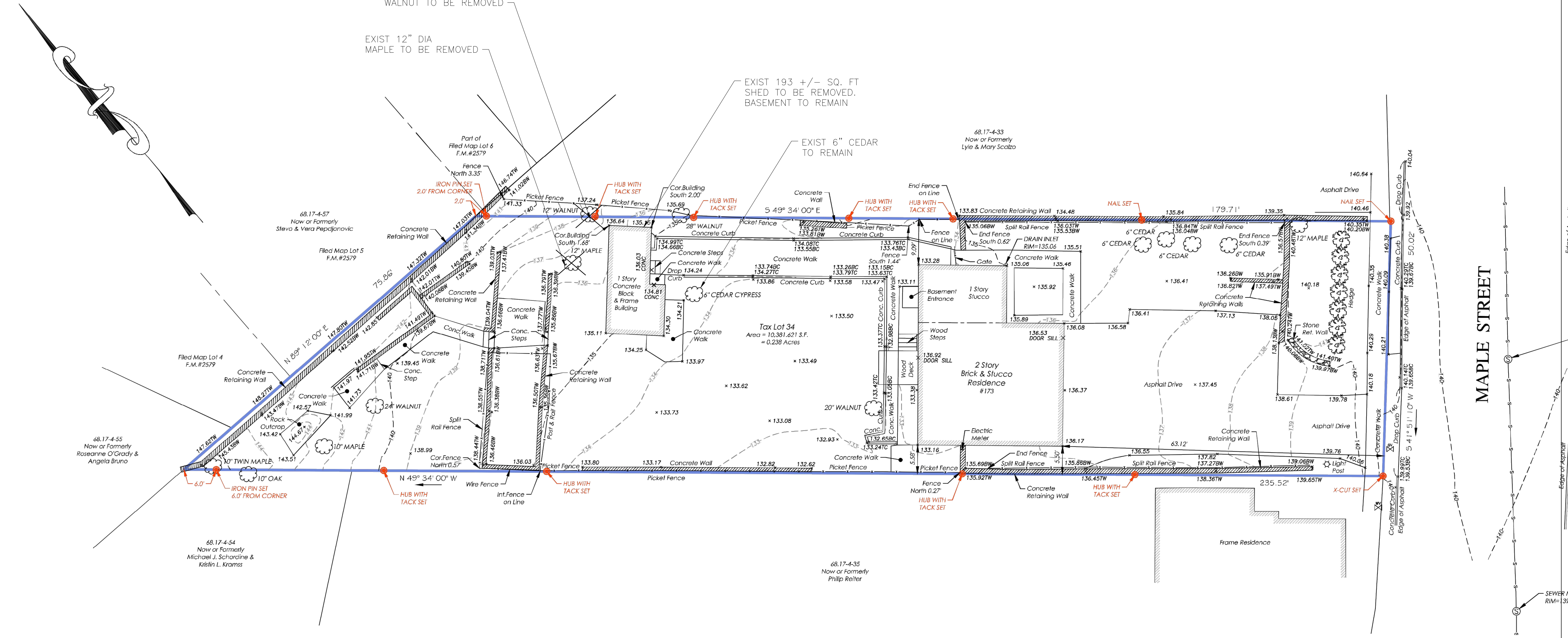
RESIDENCE
173 MAPLE STREET
CROTON ON HUDSON, NY

SHEET TITLE

EXIST/DEMO SITE
PLAN

SHEET NUMBER

C-100



1
C-100

EXIST/DEMO SITE PLAN

SCALE: 1" = 10'

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VILLAGE OF CROTON-ON-HUDSON ZONING DISTRICT: RB- TWO FAMILY DISTRICT, ONE FAMILY RESIDENCE			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	5,000 SQ. FT.	10, 085 SQ. FT	NO CHANGE
MIN. LOT WIDTH:	50 FT.	50 FT.	NO CHANGE
PRIMARY RESIDENCE:			
MIN. FRONT YARD:	20 FT.	63.12 FT.	NO CHANGE
MIN. SIDE YARD:	8 FT.	5.58 FT.*	NO CHANGE
BOTH. SIDE YARDS:	20 FT.	14.67 FT.*	NO CHANGE
MIN. REAR YARD:	25 FT.	91 FT	102 FT
MAX. BUILDING HEIGHT:	35 FT.	23.5 FT	NO CHANGE
BUILDING COVERAGE:	40%	10%	17%
ACCESSORY COTTAGE:			
MIN. SIDE YARD:	10 FT.	NA	2 FT. *
MIN. REAR YARD:	10 FT.	NA	10.5 FT
MAX. BUILDING HEIGHT:	15 FT.	NA	11.5 FT.
8 FOOT VARIANCE ISSUED BY ZONING BOARD OF APPEALS ON 6/24/25.			
SURVEY BY T.C. MERRITTS LAND SURVEYORS, DATED 5/9/25.			

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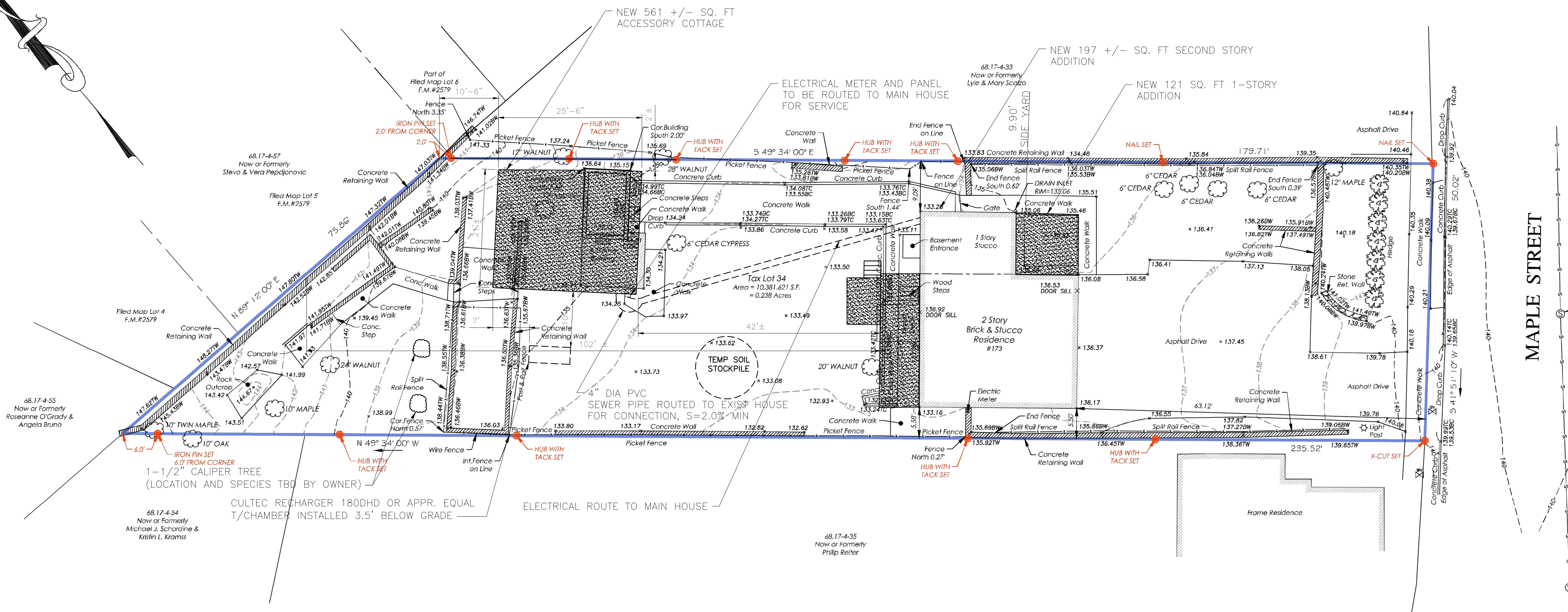
1001.PATINO	MT
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[illegible][illegible]

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CROTON ON HUDSON, NY

PROPOSED SITE PLAN

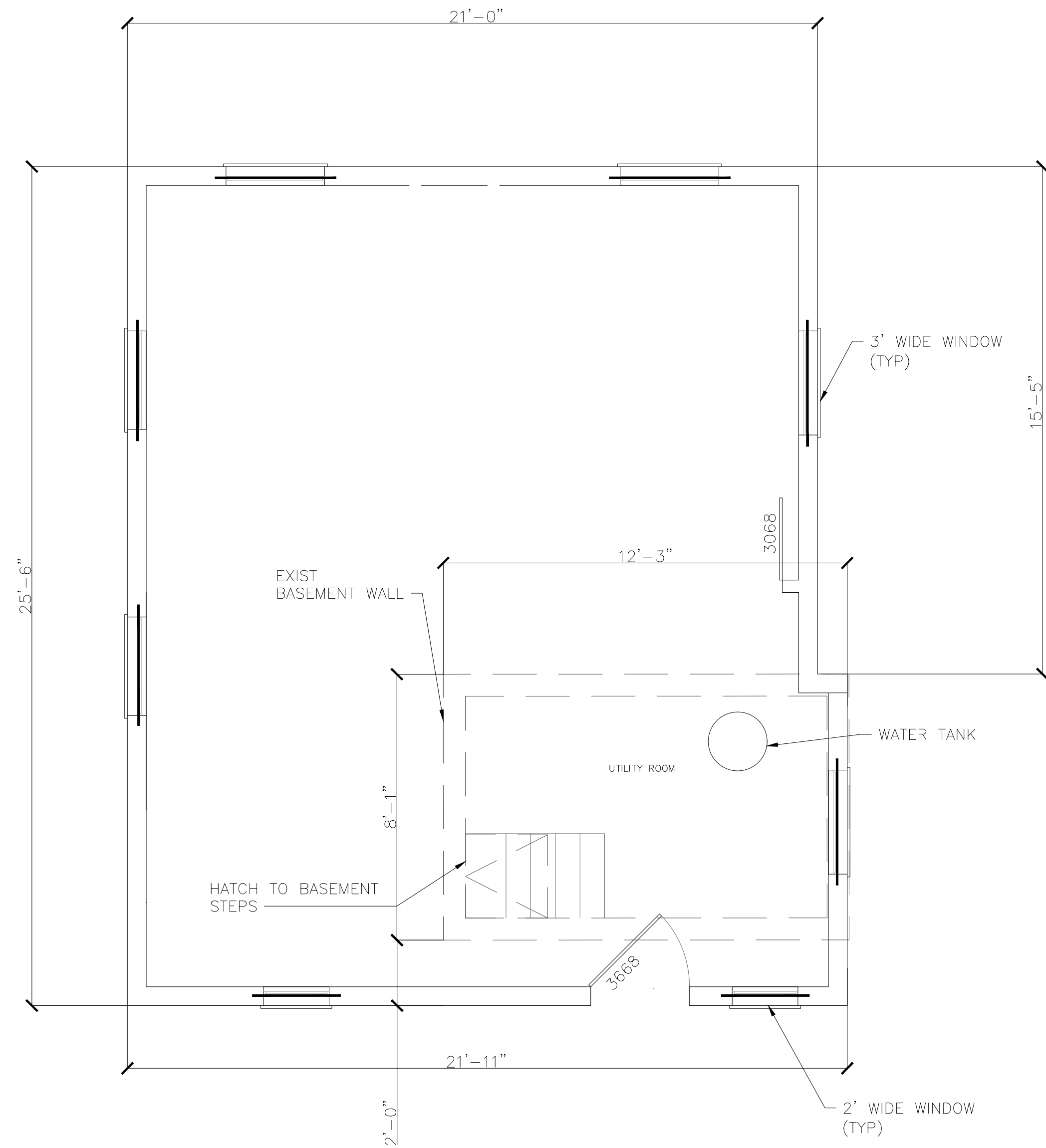
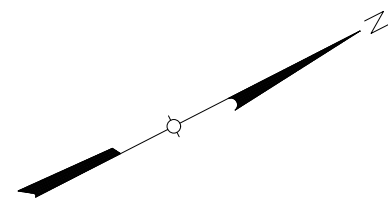
C-101



1 SITE PLAN
C-101 SCALE: 1" = 10'

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1
A-100
PROPOSED COTTAGE BASEMENT PLAN
SCALE: 3/8" = 1'-0"

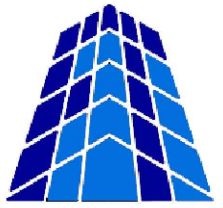
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PATINO RESIDENCE



PROFESSIONAL ENGINEER
NEW YORK P.E. NUMBER: 096474
EXPIRATION DATE: 10/31/2027

**F&T ENGINEERING**

PROJECT NUMBER: 1001.PATINO
DESIGNED BY: MT

REV.	DATE	DESCRIPTION	DRAWN BY
1	07/30/25	PLANNING BOARD	

ISSUED BY:
DATE:

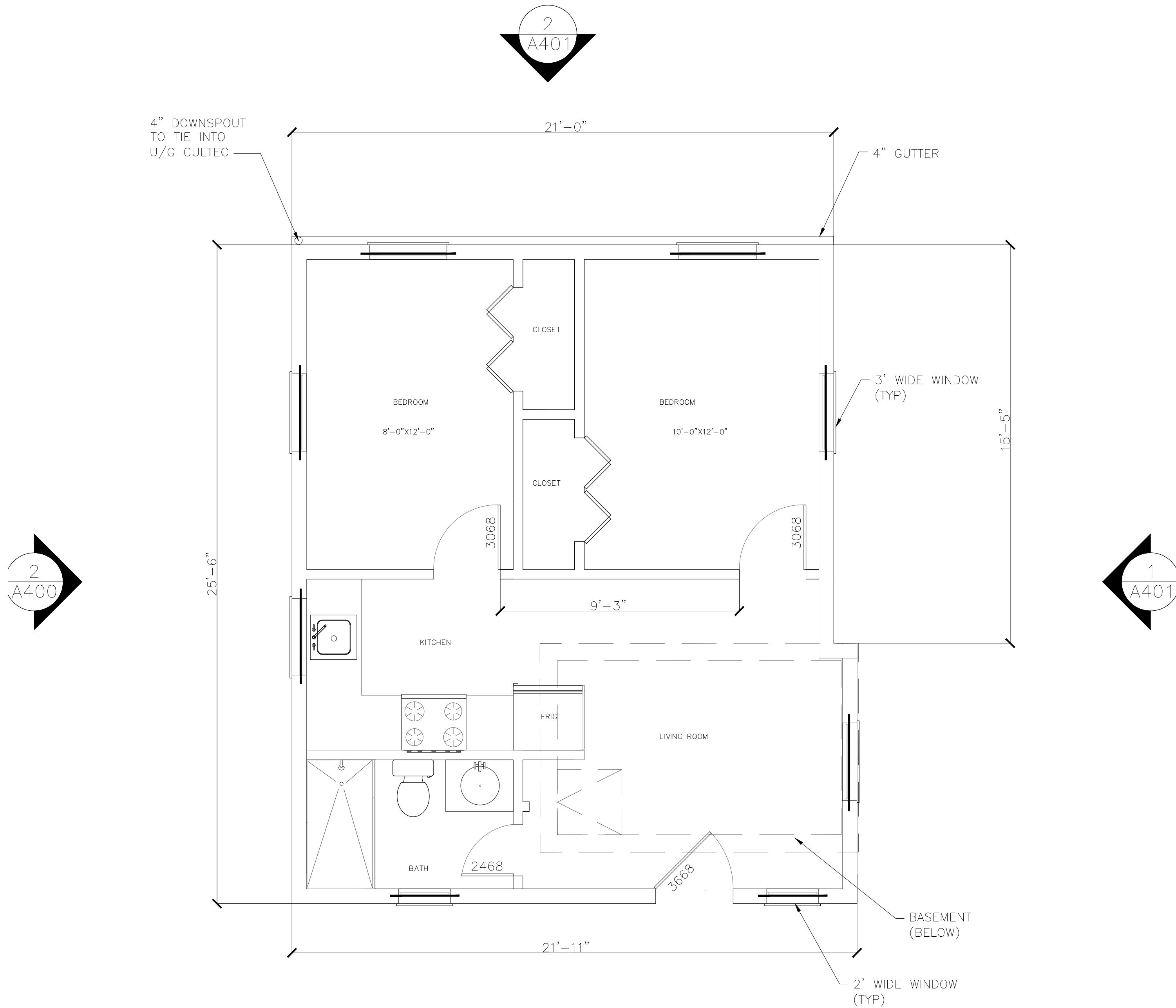
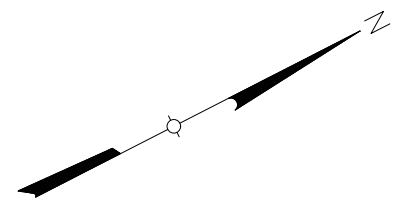


ORIGINAL SIZE IN INCHES

SITE INFORMATION
PATINO RESIDENCE
173 MAPLE STREET
CROTON ON HUDSON, NY

SHEET TITLE
PROPOSED COTTAGE BASEMENT PLAN

SHEET NUMBER
A-100



1
A-101
PROPOSED COTTAGE FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

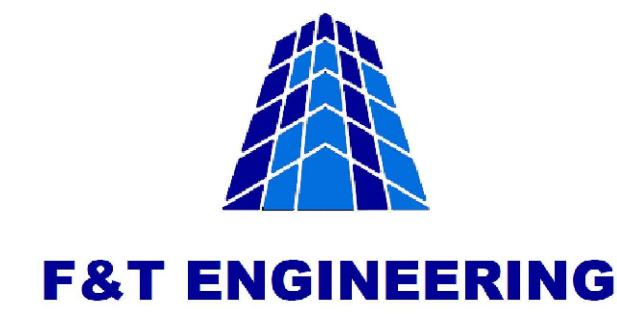
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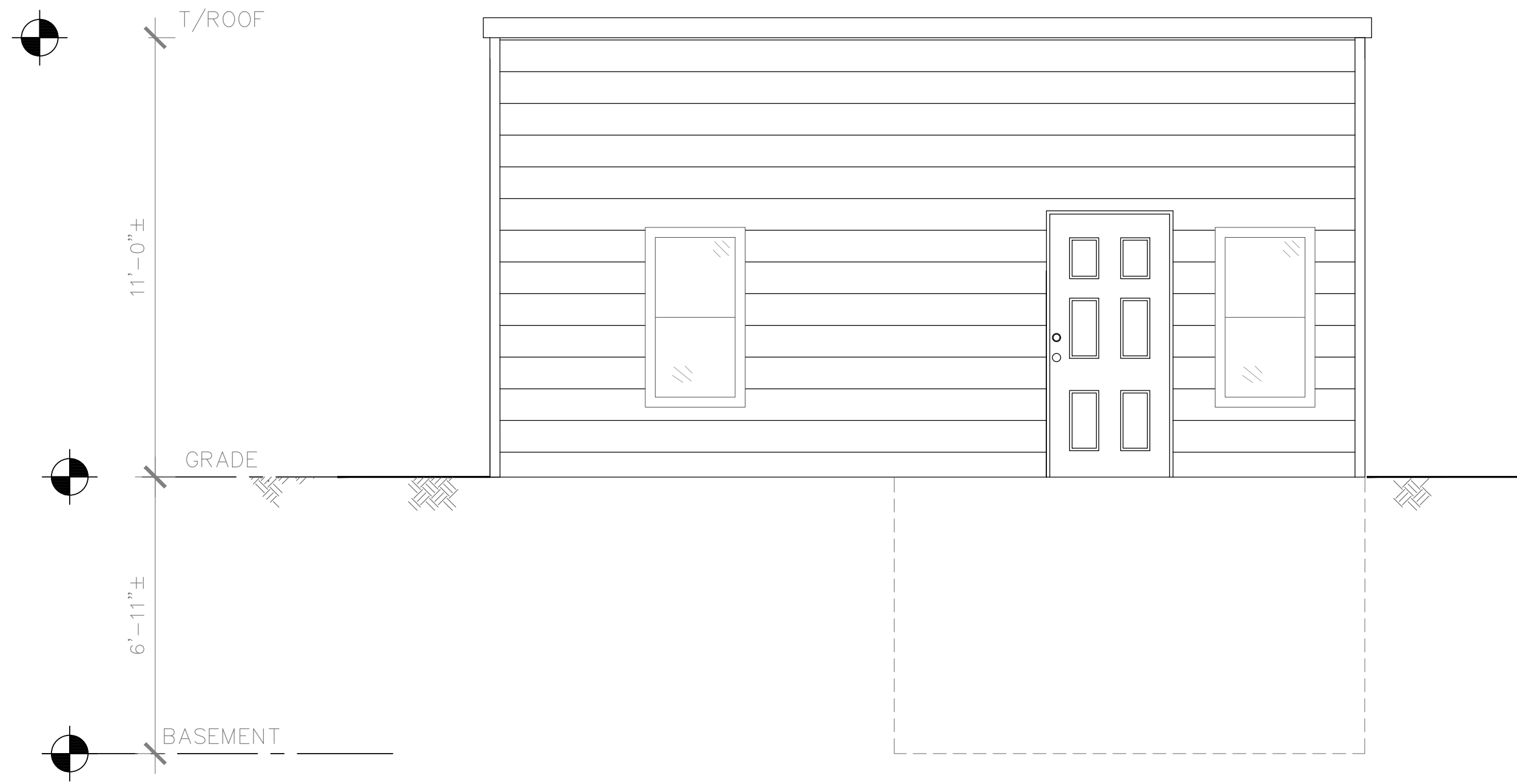
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173 MAPLE STREET
CROTON ON HUDSON, NY

SHEET TITLE

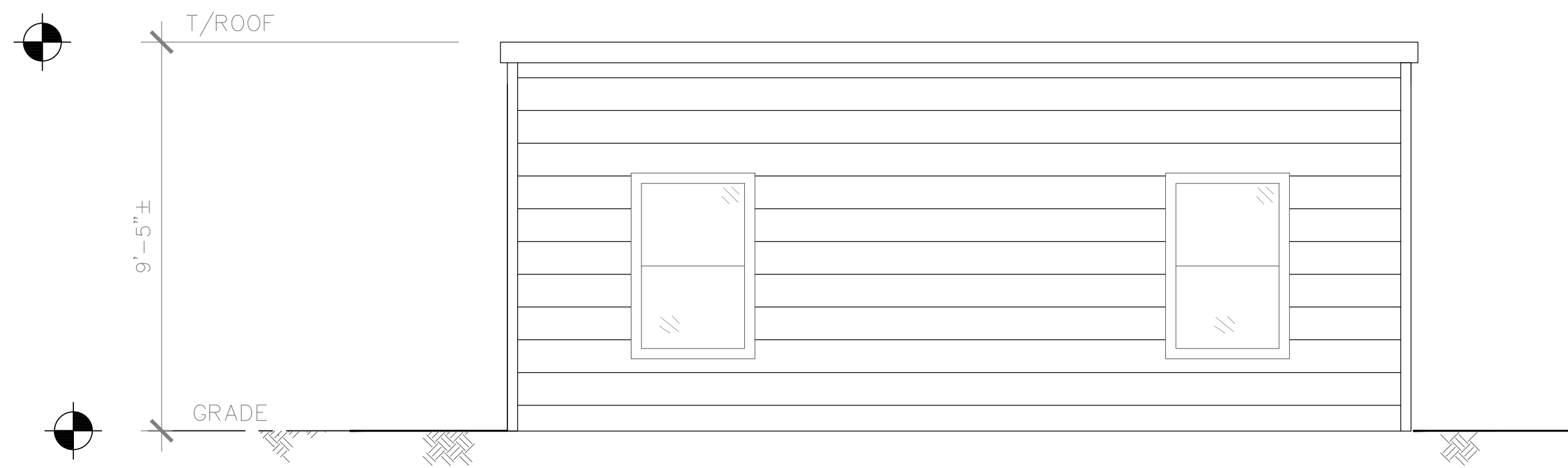
PROPOSED COTTAGE
FIRST FLOOR PLAN

SHEET NUMBER

A-101



1
A-400
PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"



2
A-400
PROPOSED REAR ELEVATION
SCALE: 3/8" = 1'-0"

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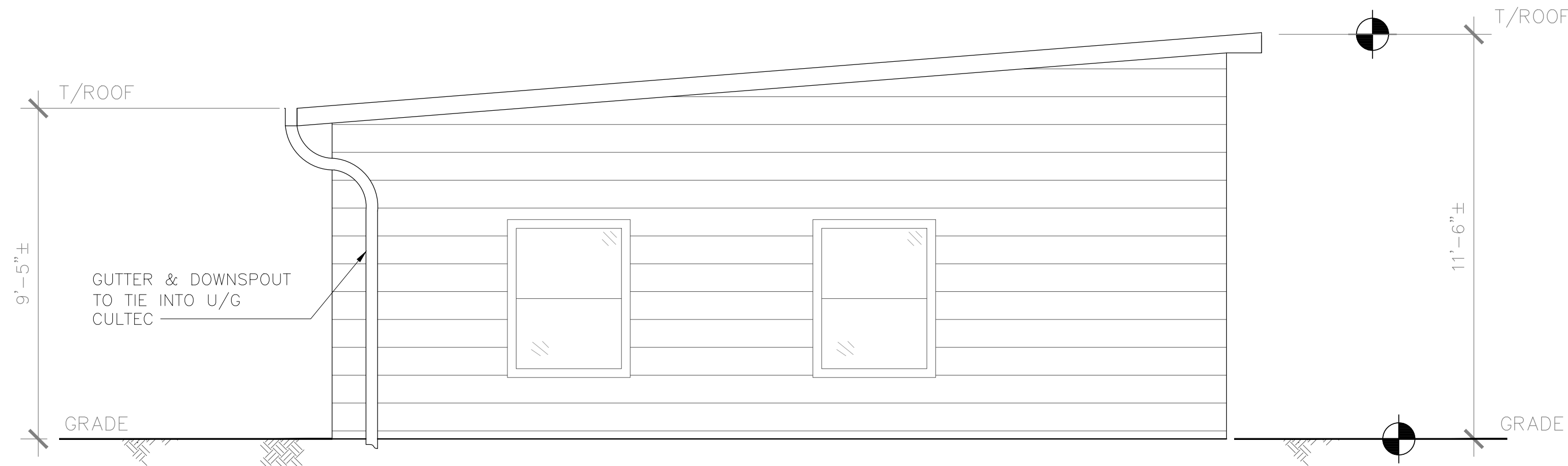
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ORIGINAL SIZE IN INCHES

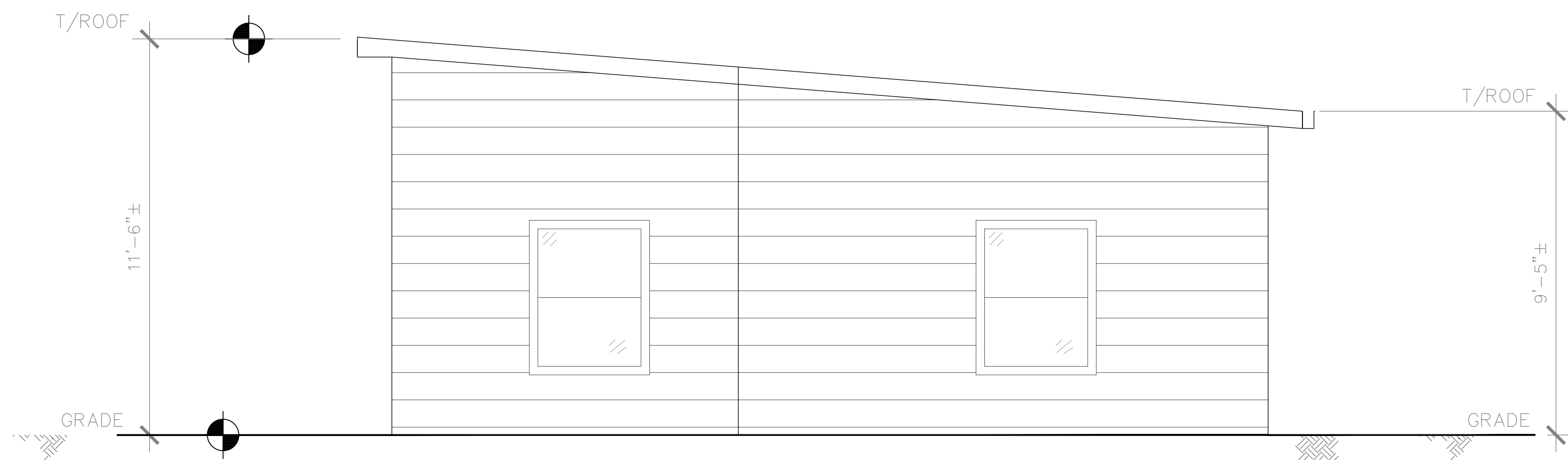
SITE INFORMATION
PATINO RESIDENCE
173 MAPLE STREET
CROTON ON HUDSON, NY

SHEET TITLE
PROPOSED COTTAGE ELEVATIONS

SHEET NUMBER
A-400



1
A-401
PROPOSED EAST SIDE ELEVATION
SCALE: 3/8" = 1'-0"



2
A-401
PROPOSED WEST SIDE ELEVATION
SCALE: 3/8" = 1'-0"

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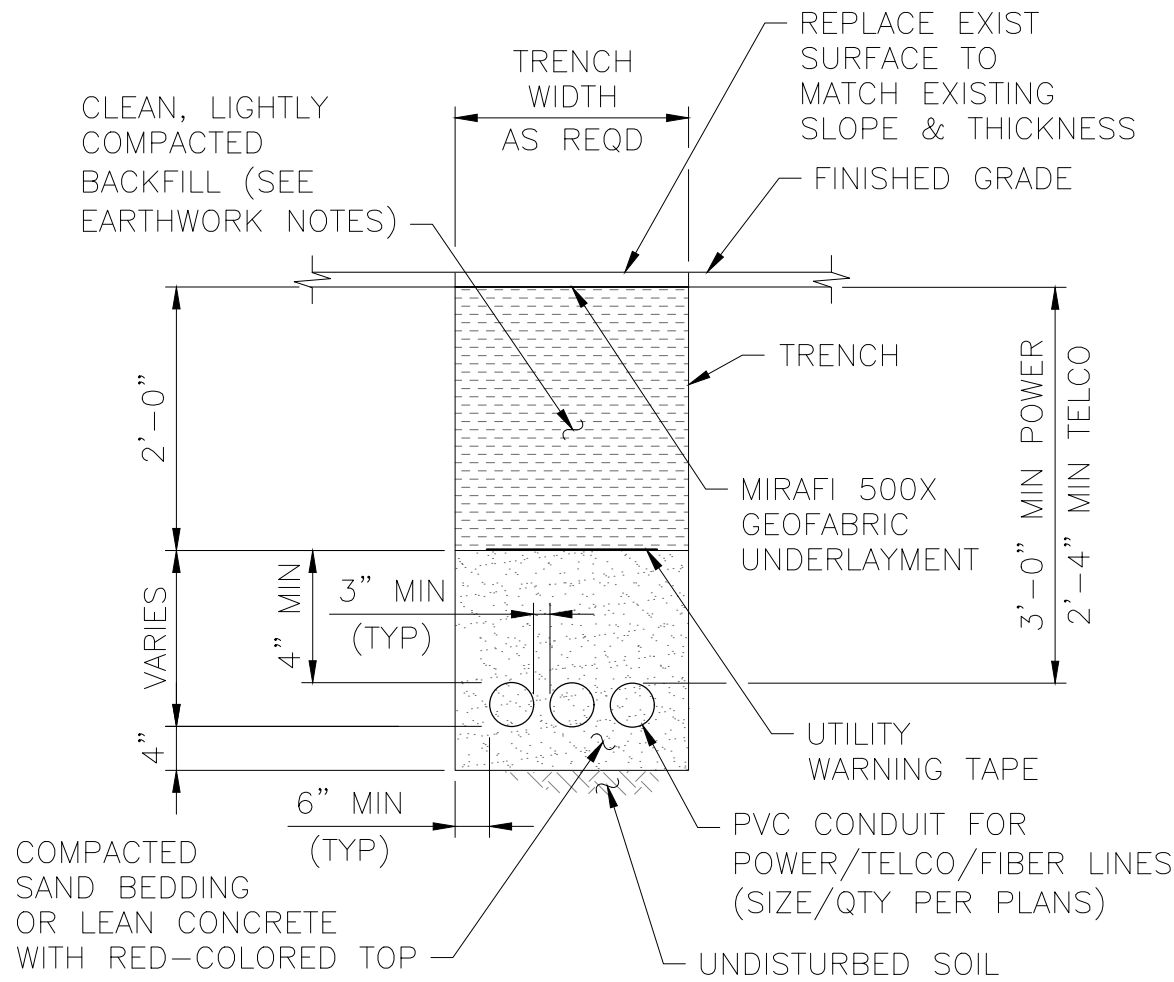
ISSUED BY:
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ORIGINAL SIZE IN INCHES

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SHEET TITLE
PROPOSED COTTAGE ELEVATIONS

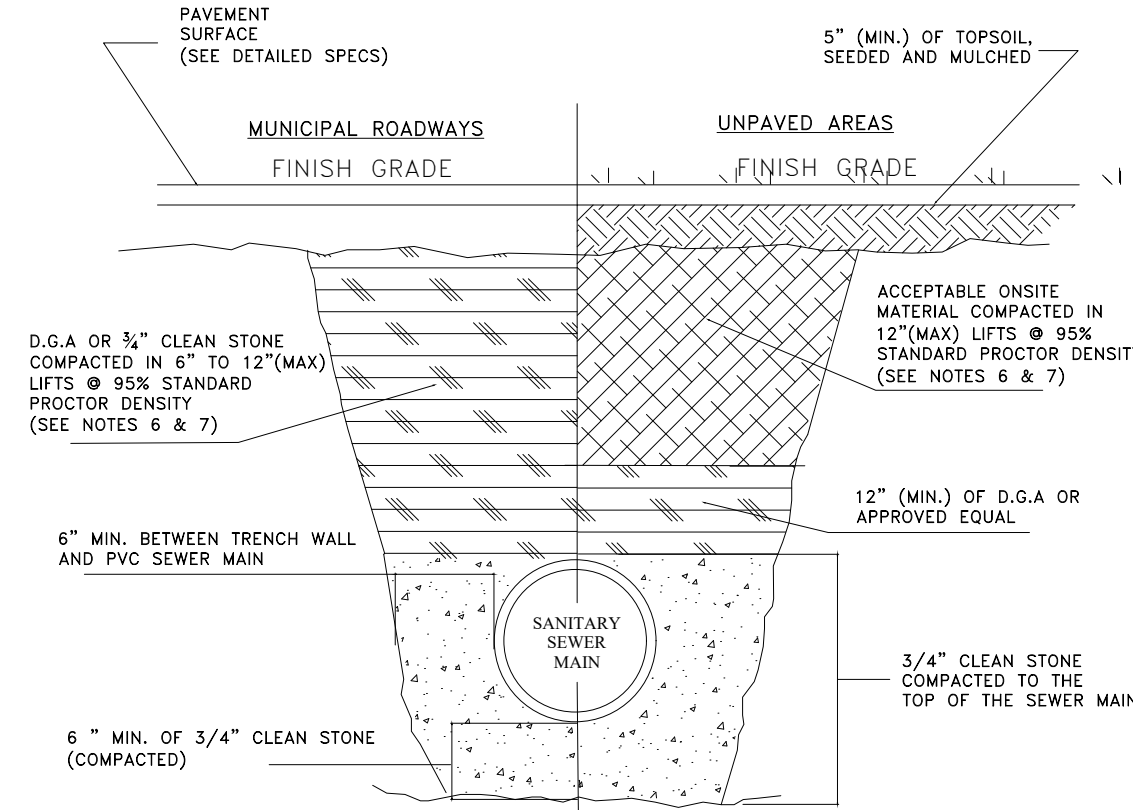
SHEET NUMBER
A-401



- NOTES:
1. CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.
 2. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ALL GAS AND ELECTRIC LINES.
 3. IF MINIMUM DEPTH CANNOT BE REACHED, INSTALL 2" THICK CONCRETE STRIP AT A MINIMUM DEPTH OF 4" BELOW GRADE.

1 CONDUIT TRENCH DETAIL

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



- NOTE:
1. ALL SEWER MAINS ARE TO BE OF SDR 35 AND CONFORM TO ASTM D3034 OR TOWNSHIP ENGINEERS APPROVAL.
 2. ALL SEWER MAINS AND LATERALS ARE REQUIRED TO BE PRESSURE TESTED.
 3. LATERALS ARE TESTED FROM THE MAIN TO THE RIGHT OF WAY.
 4. THE ENGINEERING DEPARTMENT SHALL PROVIDE A CHECKLIST FOR ALL SANITARY SEWER TESTING.
 5. A CODE ENFORCEMENT PLUMBING OFFICIAL IS REQUIRED TO TEST AND INSPECT FROM THE RIGHT OF WAY TO THE HOUSE CONNECTION.
 6. ACCEPTABLE ONSITE MATERIALS TO BE DETERMINED BY THE TOWNSHIP ENGINEER OR REPRESENTATIVES, SHALL COMPLY WITH NIDOT SPECIFICATION 90.1.1 SOIL AGGREGATE.
 7. APPROVED EQUIVALENT MATERIALS REQUIRES TESTING ANALYSIS AND CLEAN FILL CERTIFICATION.

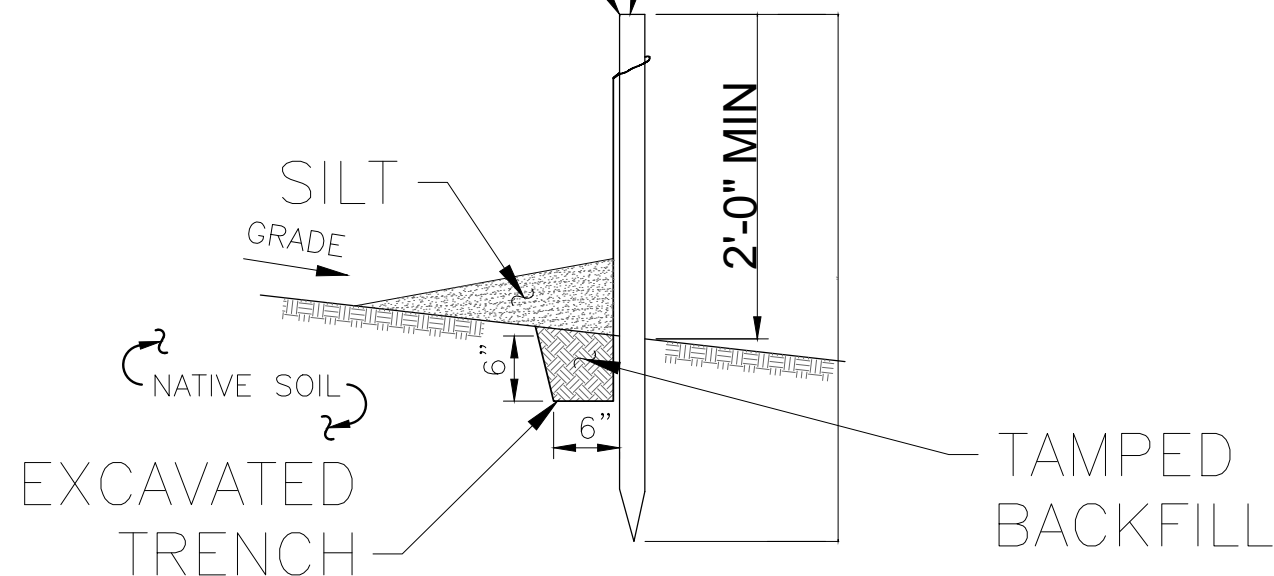
SANITARY SEWER TRENCH SECTION

Not to Scale

4 SANITARY SEWER TRENCH DETAIL

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

48" MIN. FENCE POST (SPACING 10'-0" CENTER TO CENTER MAX.)

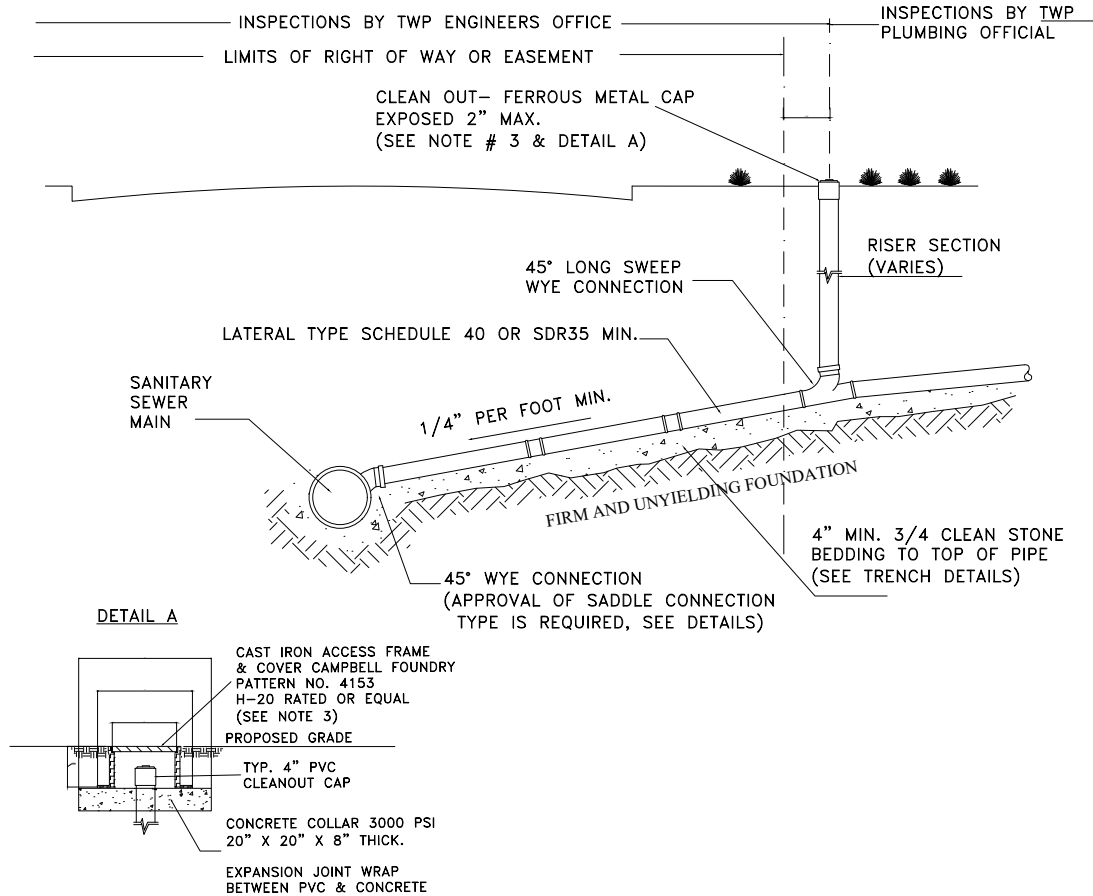


NOTES:

1. SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
2. CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
3. EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
4. WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDED.

2 SILT FENCE DETAIL

SCALE: 3/8"= 1'-0"



NOTE:

1. AN APPLICATION TO OPEN PUBLIC GROUNDS IS REQUIRED BY THE TOWNSHIP OF BRANCHBURG ENGINEERING DEPARTMENT, WHEN WORKING IN THIS AREA.
2. REFER TO CODE ENFORCEMENT/BUILDING DEPARTMENT FOR THE REQUIREMENTS FROM THE LATERAL CLEAN OUT TO HOUSE CONNECTION.
3. IN AREAS WHERE A REQUIRED CLEAN OUT IS WITHIN A TRAVELED PATH, WALKWAY OR PAVEMENT, A CASTING SHALL BE INSTALLED TO PROTECT THE CLEAN OUT. THE CASTING SHALL HAVE A MINIMUM RATING OF II-20. THE CASTING SHALL BE FLUSH WITH THE GRADE AND A CONCRETE COLLAR FOOTING 4 INCHES MINIMUM THICKNESS, CLASS B CONCRETE AND 4 INCHES WIDER THAN THE PROPOSED CASTING BOTTOM FLANGE. IF THE CLEAN-OUT IS LARGER THAN 4 INCHES THEN THE CASTING SHALL BE LARGE ENOUGH TO HAVE CLEARANCE OF AT LEAST 2 INCHES AROUND THE CLEAN-OUT CAP.

LATERAL CONNECTION

Not to Scale

5 SANITARY LATERAL CONNECTION DETAIL

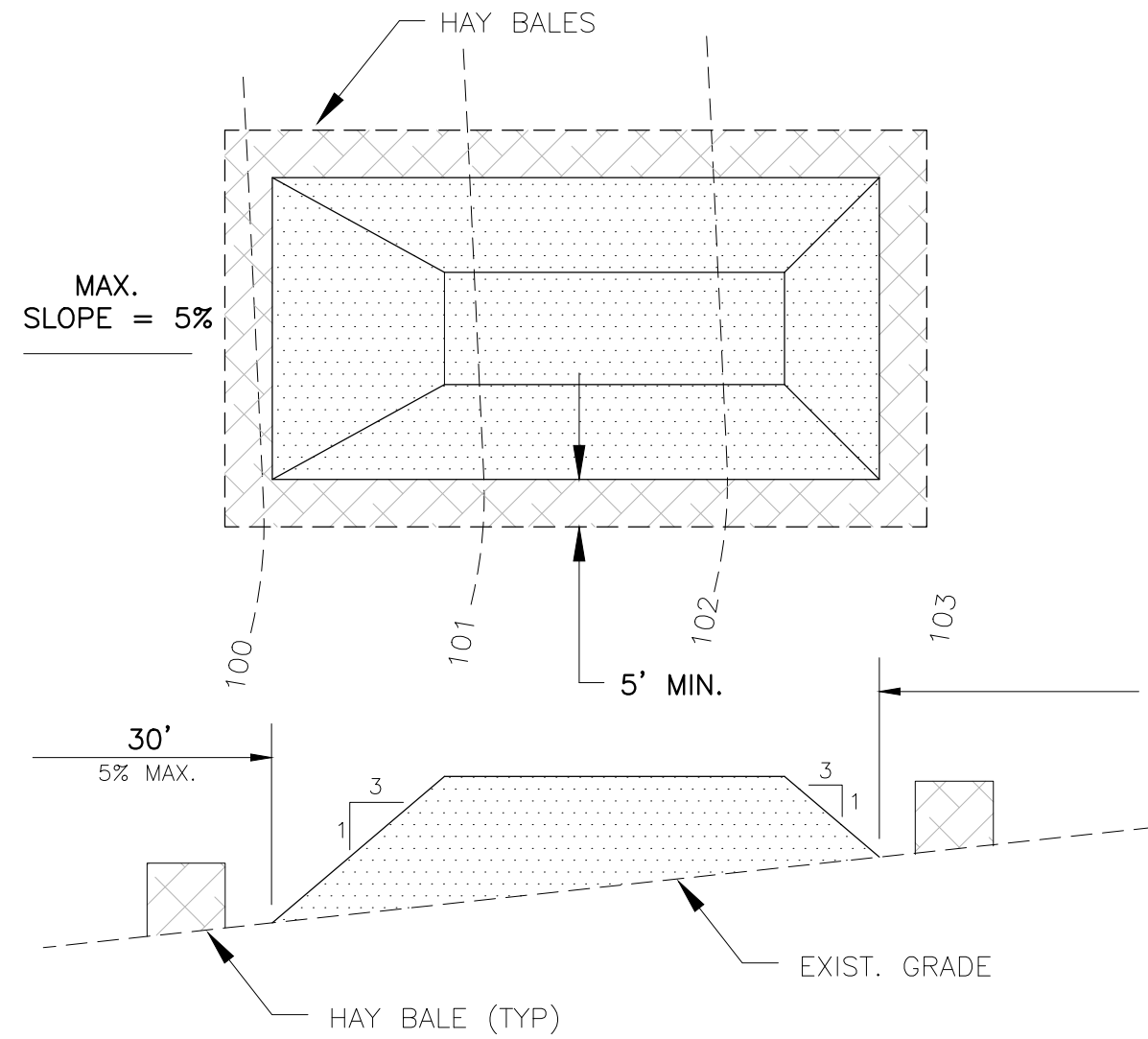
SCALE: 1/2"= 1'-0"

6 TREE PROTECTION DETAIL

SCALE: NTS

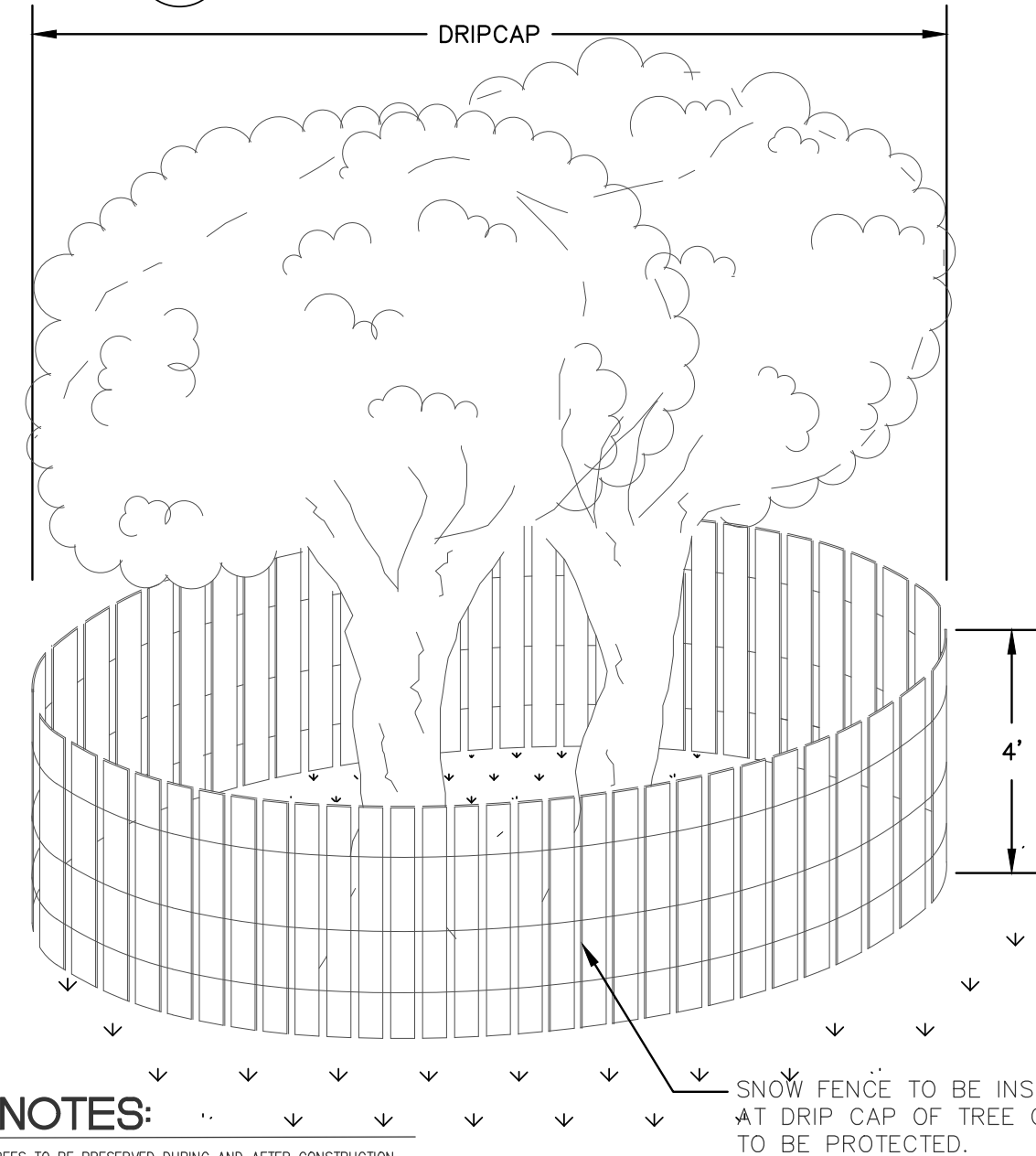
NOTES:

1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER
3. HAY BALES SHALL BE INSTALLED AS DETAILED HEREON
4. LIQUID DRAINING FROM STOCKPILE MATERIAL AND RAIN WATER TO BE REMOVED WITHIN 8 HOURS OF ACCUMULATION
5. MAXIMUM HEIGHT 15'
6. COVER WITH PLASTIC SHEETING 6 MIL. MIN.



3 STOCK PILE DETAIL

SCALE: 1"= 1'-0"



TREE PROTECTION NOTES:

1. TREE PROTECTION SHALL BE PROVIDED FOR ANY AND ALL TREES TO BE PRESERVED DURING AND AFTER CONSTRUCTION.
2. ALL TREES SHEDDLE TO REMAIN SHALL BE MARKED, WHERE GROUPS OF TREES EXIST, ONLY THE TREES ON THE EDGE NEED TO BE MARKED.
3. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY, OR 10 FEET FROM THE TRUNK OF THE TREE TO BE RETAINED, WHICHEVER IS GREATER. AT THE SPECIFIC LOCATION DETERMINED APPROPRIATE BY THE LANDSCAPE ARCHITECT. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE DEAD OR DAMAGED BRANCHES. SEE DETAILS FOR TREE PRESERVATION THIS SHEET.
4. WHEN THE FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED AND APPROVED BY THE TOWNSHIP PRIOR TO COMMENCING CLEARING AND FURTHER CONSTRUCTION. THE FENCING ALONG THE PROTECTION AREA SHALL BE MAINTAINED UNTIL ALL WORK AND CONSTRUCTION HAS BEEN COMPLETED. ANY DAMAGES TO THE PROTECTIVE FENCING SHALL BE REPLACED AND REPAIRED BEFORE FURTHER CONSTRUCTION SHALL CONTINUE.
5. TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO A TREE PROTECTION AREA OR INTO TREES THAT ARE TO BE RETAINED.
6. GRADE CHANGES AND EXCAVATIONS SHALL NOT ENCROACH UPON THE TREE PROTECTION AREA.
7. THE AREA WITHIN THE TREE PROTECTION AREA SHALL NOT BE BUILT UPON NOR SHALL ANY MATERIALS BE STORED THERE EITHER TEMPORARILY OR PERMANENTLY. VEHICLES AND EQUIPMENT SHALL NOT BE PARKED IN THE TREE PROTECTION AREA.
8. TREE ROOTS WHICH MUST BE SEVERED SHALL BE CUT BY A BACK-HOE OR SIMILAR EQUIPMENT ALLOWED PARALLEL TO THE TREE. THIS METHOD REDUCES THE LATERAL MOVEMENT OF THE ROOTS DURING EXCAVATION, WHICH IF DONE BY OTHER METHODS COULD DAMAGE THE INTERMEDIAN ROOTS OF ADJACENT TREES.
9. TREES SHALL NOT BE USED FOR ROPING, CABLES, SIGNS OR FENCING. NAILS AND SPIKES SHALL NOT BE DRIVEN INTO TREES TO A LATERAL ROOT IF EXPOSED.
10. ANY SEVERED ROOTS AS A RESULT OF EXCAVATION SHALL BE TRIMMED SO THAT THEIR EDGES ARE SMOOTH AND ARE CUT BACK TO A LATERAL ROOT IF EXPOSED.
11. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE. DAMAGED BRANCHES SHALL BE PRUNED ACCORDING TO NATIONAL ARBORIST ASSOCIATION STANDARDS. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB BUT WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB. ALL NECESSARY PRUNING CUTS MUST BE MADE TO PREVENT BARK FROM BEING TORN FROM THE TREE AND TO FACILITATE RAPID HEALING.
12. ALL TREES WHICH HAVE BEEN DISTURBED OR HAVE EXPERIENCED DAMAGE TO THEIR ROOTS OR BRANCHES SHALL BE FERTILIZED. TREES SHALL BE FERTILIZED IN EARLY FALL OR WINTER. FERTILIZER GRADE SHALL HAVE APPROXIMATELY THREE (3) PARTS NITROGEN TO ONE (1) PART PHOSPHORUS AND ONE (1) PART POTASSIUM (RATIO OF 3:1:1). FERTILIZER SHALL BE BROADCAST OVER THE SOIL SURFACE IN AN AREA TWICE THE SIZE OF THE TREE PROTECTION AREA AT A RATE OF ONE (1) POUND OF NITROGEN PER ONE THOUSAND (1000) SQUARE FEET.
13. WHEN THERE IS NO ALTERNATIVE BUT TO LOCATE AN ELECTRICAL OR OTHER SMALL UTILITY LINE WITHIN A TREE PROTECTION AREA, THE TOWNSHIP SHALL DETERMINE THE MOST DESIRABLE LOCATION FOR THE LINE AND THE FOLLOWING GUIDELINES SHALL BE USED:
 - (1) WHERE POSSIBLE TRENCHES SHOULD BYPASS THE ROOT AREA.
 - (2) WHERE TRENCHES MUST BE DUG PAST THE SIDE OF A TREE, THE FOLLOWING PRECAUTIONS SHALL BE OBSERVED:
 - a) TRENCHES SHALL BE NO CLOSER TO THE TRUNK THAN HALF THE DISTANCE FROM THE DRIP LINE
 - b) CUT AS FEW ROOTS AS POSSIBLE
 - c) IF ROOTS HAVE TO BE CUT, CUT THEM AS CLEANLY AS POSSIBLE
 - d) BACKFILL THE TRENCH AS SOON AS POSSIBLE, AVOIDING SOIL COMPACTION

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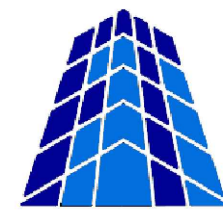
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PATINO RESIDENCE



PROFESSIONAL ENGINEER

NEW YORK P.E. NUMBER: 096474
EXPIRATION DATE: 10/31/2027



F&T ENGINEERING

PROJECT NUMBER

1001.PATINO

DESIGNED BY

MT

REV.	DATE	DESCRIPTION	DRAWN BY
1	07/30/25	PLANNING BOARD	

ISSUED BY

DATE



ORIGINAL SIZE IN INCHES

SITE INFORMATION

PATINO
RESIDENCE
173 MAPLE STREET
CROTON ON HUDSON, NY

SHEET TITLE

DETAILS

SHEET NUMBER

A-500