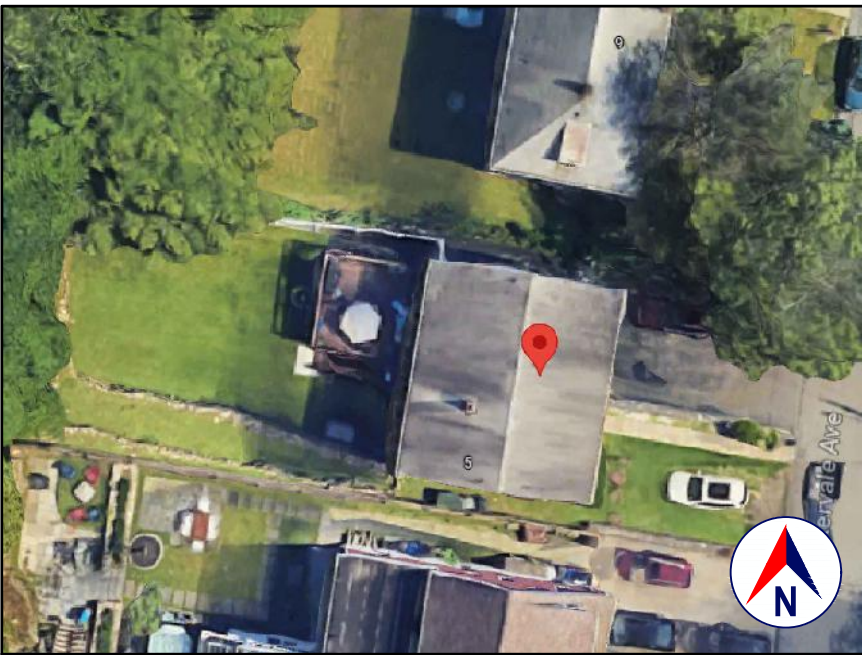
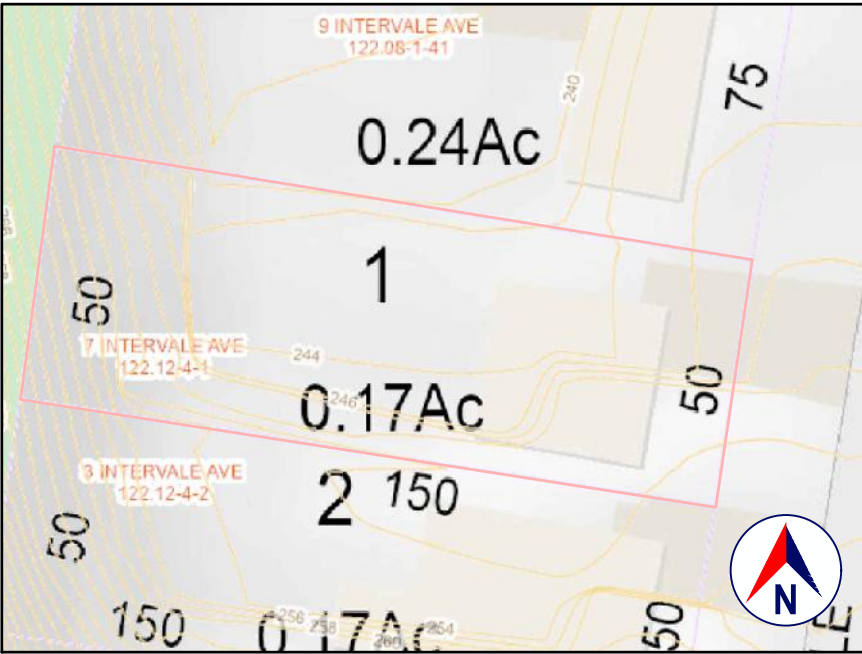


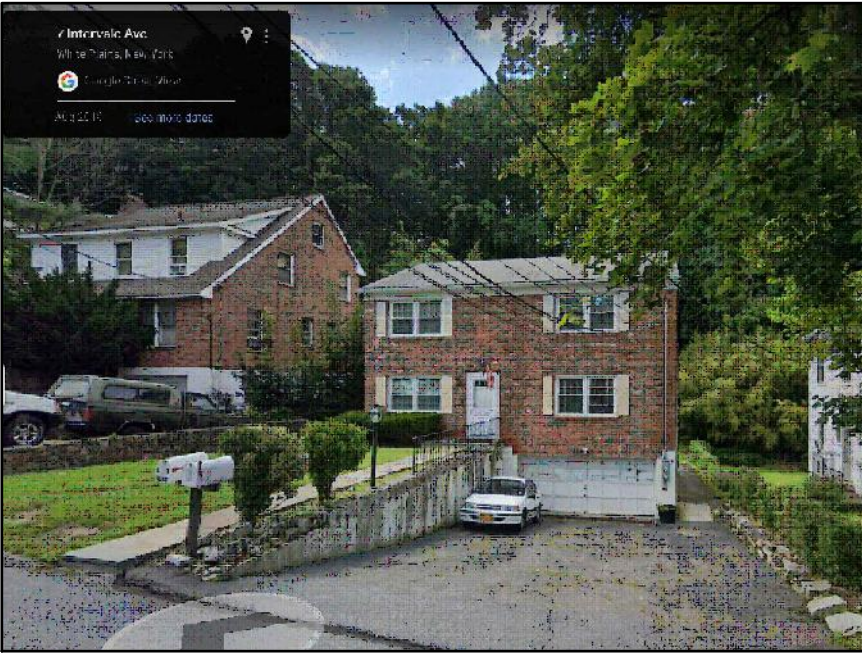
LOCATION
GOOGLE MAPS
***, NORTH WHITE PLAINS



SATELLITE VIEW
GOOGLE EARTH



TAX MAP & CONTOURS
WESTCHESTER COUNTY GIS
S-B-L: ***



FRONT VIEW
GOOGLE STREET VIEW
THIS DRAWING IS AS A SAMPLE ONLY
*** PERSONAL (CLIENT) INFORMATION WITHHELD

1.0 GENERAL REQUIREMENTS:

1.1 DESIGN INTENT:

IT IS THE INTENT OF THESE DRAWINGS TO CALL FOR COMPLETE AND FINISHED WORK, IN COMPLIANCE WITH THE NOTED CODES, AND TESTED AND GUARANTEED AND READY FOR OPERATION.

THE ENGINEER HAS NOT BEEN ENGAGED TO SUPERVISE ANY WORK AND DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, 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 THE CONTRACT DOCUMENTS.

1.2 SCOPE:

THIS IS A PROPOSED ALTERATION LEVEL 2 AS DEFINED IN AJ301.5 ALTERATIONS - LEVEL 2. AND AS FOLLOWS:

ALL PROPOSED WORK IS OUTSIDE THE EXISTING BUILDING ENVELOPE.

CONSTRUCTION TYPE: TYPE V-B (WOOD FRAMED), AS DEFINED IN TABLE 601
YEAR BUILT: 1963 (PER ZILLOW)
OCCUPANCY CLASSIFICATION: DETACHED ONE-FAMILY DWELLING STRUCTURE (NO PROPOSED CHANGE)

ARCHITECTURAL REVIEW:

THE PROPOSED ALTERATION WILL NOT SUBSTANTIALLY CHANGE THE EXTERIOR CHARACTER AND APPEARANCE OF THE BUILDING OR STRUCTURE

1.3 COMPLIANCE:

ALL WORK SHALL BE IN COMPLIANCE WITH:

- THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (2018 IRC WITH AMENDMENTS) AND ALL OTHER CODES REFERENCED THEREIN;
PER R101.1, THIS CODE IS PART OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (THE "UNIFORM CODE")
- THE 2020 EXISTING BUILDING CODE OF NEW YORK STATE (2018 IEBC WITH AMENDMENTS)
- CHAPTER 127 (BUILDING CODE ADMINISTRATION AND ENFORCEMENT) AND CHAPTER 271 (STREETS AND SIDEWALKS) OF THE CODE OF THE TOWN OF NORTH CASTLE
- ALL OTHER REFERENCED CODES AND ALL OTHER CODES AND REGULATIONS, LOCAL, STATE AND FEDERAL, THAT APPLY.

1.4 AUTHORITY HAVING JURISDICTION:

THE AUTHORITY HAVING JURISDICTION, AS DEFINED IN [NY] 103.1 OF THE BUILDING CODE, AND WHICH SHALL PROVIDE FOR ADMINISTRATION AND ENFORCEMENT OF THE UNIFORM CODE AND ENERGY CODE BY LOCAL LAW, ORDINANCE, OTHER APPROPRIATE REGULATION, OR COMBINATION THEREOF, IS THE TOWN OF NORTH CASTLE.

THE DULY APPOINTED BUILDING OFFICIAL OF THE TOWN OF NORTH CASTLE IS AUTHORIZED TO ENFORCE THE PROVISIONS OF THE CODE.

THE BUILDING OFFICIAL MAY ADOPT POLICIES AND PROCEDURES IN ORDER TO CLARIFY THE APPLICATION OF THE PROVISIONS OF THE CODE. SUCH POLICIES AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE INTENT AND PURPOSE OF THE CODE.

2. CONTRACTOR'S RESPONSIBILITIES:

THE CONTRACTOR SHALL:

- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FINISHED JOB.
- PROVIDE ALL NECESSARY SHORING AND BRACING FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.
- OBTAIN AND PAY FOR ALL REQUIRED PERMITS - UNLESS OTHERWISE STIPULATED.
- PRIOR TO THE SUBMISSION OF ANY BID, AND BEFORE PROCEEDING WITH ANY WORK, VISIT THE SITE AND VERIFY AND FAMILIARIZE HIM/HERSELF WITH ALL SITE DIMENSIONS AND CONDITIONS, WITH SITE WORKING CONDITIONS, HOURS OF LEGAL OPERATION, METHODS AND ROUTES OF ACCESS, AND THE EXISTENCE AND EXTENT OF ANY OTHER RESTRICTIONS, AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL SUCH CONDITIONS AND DIMENSIONS WHICH PERTAIN TO THE PROJECT.
- BRING ALL DISCREPANCIES IN CONDITIONS AND DIMENSIONS, BETWEEN THE APPROVED DRAWINGS AND ACTUAL FIELD CONDITIONS, TO THE IMMEDIATE ATTENTION OF THE OWNER, AND RECEIVE DIRECTION IN WRITING, BEFORE PROCEEDING WITH THE AFFECTED WORK.
- VERIFY THE AVAILABILITY, LOCATION LAYOUT AND CONDITION OF UTILITIES, INCLUDING SEWER, WATER, GAS AND ELECTRIC LINES, PRIOR TO THE SUBMISSION OF ANY BID.
- HAVE CONTROL OVER AND SUPERVISE AND DIRECT THE WORK, INCLUDING THAT OF ITS SUBCONTRACTORS, AND BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR JOBSITE SAFETY, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- PRIOR TO THE COMMENCEMENT OF ANY WORK, VERIFY THE CONDITION OF ALL ADJOINING STRUCTURES WHICH MAY BE AFFECTED, AND PROVIDE ADEQUATE PROTECTION TO ANY STRUCTURE THAT MIGHT BE OTHERWISE AFFECTED.
- IN THE EVENT THAT DAMAGE IS CAUSED TO ANY STRUCTURE, FINISH, OR OTHER ELEMENT, RESTORE SUCH ELEMENTS TO THEIR ORIGINAL CONDITION.
- HAVE CONTROL OVER AND SUPERVISE, COORDINATE AND DIRECT THE WORK, INCLUDING THAT OF HIS SUBCONTRACTORS, AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR JOBSITE SAFETY.
- IF APPLICABLE, PROVIDE WEATHER PROTECTION, IN AN EFFECTIVE AND TIMELY MANNER, TO PROTECT THE PREMISES, PERSONNEL, MATERIALS AND INSTALLED WORK.

- BE A HOME IMPROVEMENT CONTRACTOR WITH A CURRENT LICENSE ISSUED BY THE WESTCHESTER COUNTY DEPARTMENT OF CONSUMER AFFAIRS.
- BE CERTIFIED AS A LEAD SAFE FIRM BY THE EPA PER 40 CFR 745.226.
- CARRY LIABILITY INSURANCE TO THE LIMITS REQUIRED BY THE AUTHORITY HAVING JURISDICTION AND ISSUE CERTIFICATE(S) OF INSURANCE AS REQUIRED BY THE HOMEOWNER AND/OR THAT AUTHORITY.
- CARRY WORKMAN'S COMPENSATION AND DISABILITY INSURANCE AS REQUIRED BY THE LAW AND ISSUE CERTIFICATE(S) AS REQUIRED BY THE HOMEOWNER AND/OR THE AUTHORITY HAVING JURISDICTION.

3. BUILDING PERMIT:

NO PERSON OR ENTITY SHALL COMMENCE, PERFORM, OR CONTINUE ANY WORK THAT MUST CONFORM WITH THE UNIFORM CODE AND/OR ENERGY CODE UNLESS:

- SUCH PERSON OR ENTITY HAS APPLIED TO THE TOWN OF NORTH CASTLE FOR A BUILDING PERMIT,
- THE TOWN OF NORTH CASTLE HAS ISSUED A BUILDING PERMIT AUTHORIZING SUCH WORK,
- SUCH BUILDING PERMIT HAS NOT BEEN REVOKED OR SUSPENDED, AND
- SUCH BUILDING PERMIT HAS NOT EXPIRED.

THE BUILDING PERMIT IS REQUIRED TO BE VISIBLY DISPLAYED AT THE WORKSITE AND TO REMAIN VISIBLE UNTIL THE PROJECT, AND ALL REQUIRED INSPECTIONS, HAVE BEEN COMPLETED.

THE APPROVED DRAWINGS MUST BE KEPT AT THE WORKSITE AND BE AVAILABLE FOR REVIEW AT THE TIME OF ANY REQUIRED INSPECTIONS.

4. CONSTRUCTION INSPECTIONS:

IT SHALL BE THE DUTY OF THE HOLDER OF THE BUILDING PERMIT, OR THEIR DULY AUTHORIZED AGENT, TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION:

TOWN OF NORTH CASTLE BUILDING DEPARTMENT
17 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-3000

ANY PERSON OR ENTITY PERFORMING WORK FOR WHICH A BUILDING PERMIT HAS BEEN ISSUED SHALL KEEP THE WORK EXPOSED AND EXPOSED UNTIL THE WORK HAS BEEN INSPECTED AND ACCEPTED BY THE AUTHORITY HAVING JURISDICTION, OR THE AUTHORITY HAVING JURISDICTION AT EACH ELEMENT OF THE CONSTRUCTION PROCESS THAT IS SUBJECT TO THE WORK.

BUILDING PERMIT HOLDERS SHALL BE REQUIRED TO NOTIFY THE BUILDING OFFICIAL OF THE TOWN OF NORTH CASTLE WHEN CONSTRUCTION WORK IS READY FOR INSPECTION.

THE BUILDING OFFICIAL SHALL MAKE THE REQUIRED INSPECTIONS OR SHALL HAVE THE AUTHORITY TO ACCEPT WRITTEN REPORTS OF INSPECTION BY APPROVED AGENCIES OR INDIVIDUALS.

REQUIRED INSPECTIONS FOR THIS PROJECT MAY INCLUDE THE FOLLOWING AS APPLICABLE, OR AS SPECIFIED IN THE CODE ENFORCEMENT PROGRAM OF THE TOWN OF NORTH CASTLE (ALL MAY NOT APPLY):

- WORKSITE PRIOR TO THE BEGINNING OF A PERMIT
- FOOTING/REBAR/FORMWORK FOUNDATION
- A FINAL INSPECTION AFTER ALL WORK AUTHORIZED BY THE BUILDING PERMIT HAS BEEN COMPLETED

ANY OTHER INSPECTIONS AS REQUIRED BY THE TOWN OF NORTH CASTLE. A SCHEDULE OF REQUIRED INSPECTIONS IS AVAILABLE FROM THE BUILDING DEPARTMENT.

*THE WORK APPLICABLE TO SOME OF THE ABOVE INSPECTIONS (FOR INSTANCE PLUMBING AND ELECTRICAL) SHALL BE COMPLETED UNDER A SEPARATE PERMIT, FILED BY THE RELEVANT LICENSED CONTRACTORS.

AFTER INSPECTION, THE WORK OR A PORTION THEREOF SHALL BE NOTED AS SATISFACTORY AS COMPLETED, OR THE BUILDING PERMIT HOLDER SHALL BE NOTIFIED AS TO THE MANNER IN WHICH THE WORK FAILS TO COMPLY WITH APPLICABLE CODES, INCLUDING A CITATION OF THE SPECIFIC CODE PROVISION OR PROVISIONS THAT HAVE NOT BEEN MET.

IT SHALL BE THE DUTY OF THE PERMIT HOLDER TO ASCERTAIN THE RESULTS OF REQUIRED INSPECTIONS.

CONSTRUCTION WORK NOT IN COMPLIANCE WITH APPLICABLE CODES SHALL BE REQUIRED TO REMAIN EXPOSED UNTIL IT HAS BEEN BROUGHT INTO COMPLIANCE WITH THE CODES, RE-INSPECTED, AND FOUND SATISFACTORY AS COMPLETED.

5. STATEMENT OF DESIGN PROFESSIONAL:

- THESE PLANS HAVE BEEN PREPARED IN CONFORMANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

VINCENT COAKLEY, P.E.
(STAMP AFFIXED AND SIGNED)

CONCRETE

STRUCTURAL CONCRETE AND CONCRETING PRACTICES SHALL CONFORM WITH THE LATEST EDITION OF ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ISSUED AND MAINTAINED BY THE AMERICAN CONCRETE INSTITUTE, AND AS NOTED BELOW.

ALL ACI REQUIREMENTS FOR HOT AND COLD WEATHERING CONCRETE MUST BE ADHERED TO.

STRENGTH:

CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWINGS:
FOUNDATION WALLS, SLAB ON GRADE: 4000 PSI, NORMAL WEIGHT
FOOTINGS AND PIERS: 4000 PSI, NORMAL WEIGHT
CONCRETE ON METAL DECK: 4000 PSI, NORMAL WEIGHT
ALL OTHER CONCRETE: 4000 PSI, NORMAL WEIGHT

ALL EXPOSED CONCRETE SHALL HAVE AN AIR ENTRAINING AGENT.

COVER:

MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE DRAWINGS:

SLABS: 3/4"
WALLS: 1"
COLUMNS: 1 1/2"
EXPOSED TO WEATHER OR EARTH: 2"
CONCRETE PLACED AGAINST EARTH: 3"

REINFORCING STEEL:

DETAILS SHALL BE IN ACCORDANCE WITH ACI-315, DETAILS AND DETAILING OF CONCRETE REINFORCEMENT UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 UNLESS OTHERWISE NOTED OR WELDED AS SHOWN ON PLANS.

ALL REINFORCING BARS REQUIRED TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.

WELDED REINFORCING FABRIC SHALL CONFORM TO ASTM A185.

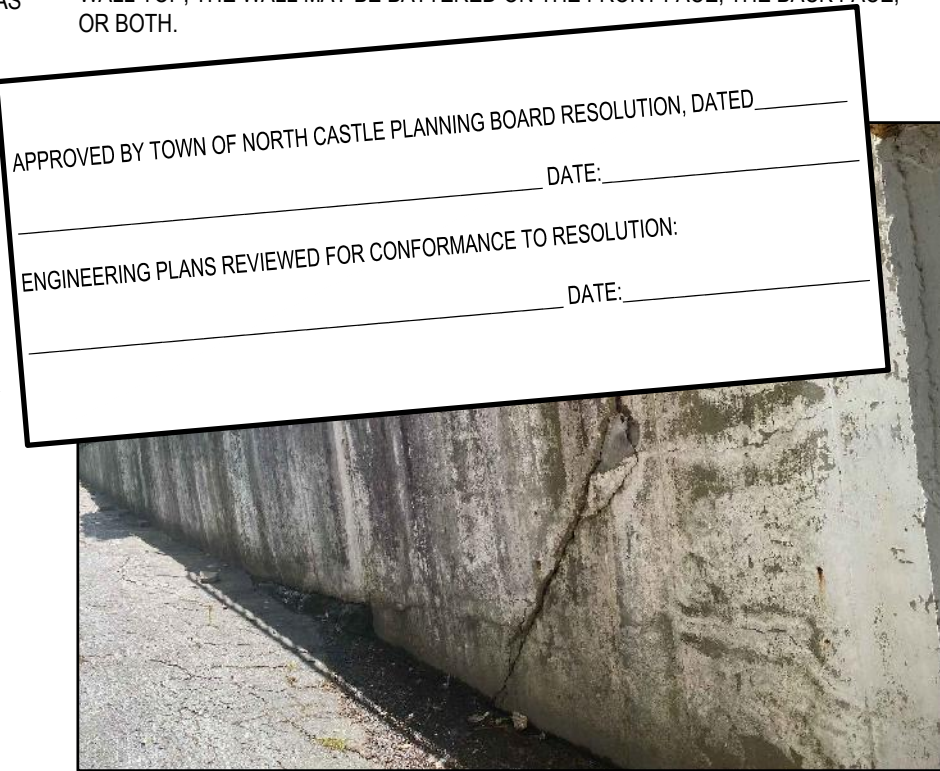
SUPPORT WIRE FABRIC WITH CHAIRS OR LIFTS DURING CONCRETE PLACEMENT TO INSURE PROPER CURING OF SLAB.

ALL REINFORCEMENT SHALL BE SECURELY HELD IN PLACE WHILE PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS OR STIRRUPS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. REINFORCEMENT SHALL BE SECURED IN THE PROPER LOCATION IN THE FORMS WITH THE WIRE OR OTHER BAR SUPPORT SYSTEM TO PREVENT DISPLACEMENT DURING THE CONCRETE PLACEMENT OPERATION.

WHERE NOT SPECIFICALLY INDICATED ON THE DRAWINGS, SPlicing & WELDED DETAILS SHALL BE IN ACCORDANCE TABLE R608.5.4(1) LAP & SPlice AND TENSION DEVELOPMENT LENGTHS

WALL THICKNESS AND BATTER:

THE WALL (STEM) THICKNESS NOTED IN THESE DRAWINGS IS 12" AND THAT SHOULD BE THE MINIMUM WALL THICKNESS AT THE WALL BASE AND BELOW GRADE.
THE WALL MAY TAPER ABOVE GRADE TO A MINIMUM THICKNESS OF 8" AT THE WALL TOP; THE WALL MAY BE BATTERED ON THE FRONT FACE, THE BACK FACE, OR BOTH.



EXISTING
FAILED CMU RETAINING WALL AND GUARD RAIL

SCOPE OF WORK:

DEMOLISH EXISTING WALKWAY, GUARD RAIL, RETAINING WALL AND FOOTINGS
EXCAVATE AS REQUIRED FOR NEW STRUCTURE AND BUILD:
NEW CANTILEVERED REINFORCED CONCRETE RETAINING WALL
NEW REINFORCED CONCRETE SLAB AT ENTRY
RELOCATED WALKWAY
FLAGSTONE FINISH TO SLAB, WALL CAP AND WALKWAY
WROUGHT IRON GUARD RAIL ALONG TOP OF WALL

GISMONDI ARCHITECTS
904 MEMORIAL DRIVE AUBREY, TX 76227
(914) 494-8943 MGISM0646@AOL.COM

Oliver Engineering, P.C.
Design - Permit Applications - Legalizations
Code Compliance - Project Supervision
188 North Main Street | Port Chester | NY 10573
(914) 774-9878 | www.proeng.nyc | vc@proeng.nyc

PROPERTY ADDRESS:
*** NORTH WHITE PLAINS, NY
10603
(TOWN OF NORTH CASTLE
BUILDING DEPARTMENT)

S-B-L:

CLIENT:
*** ***
TEL: ***
EMAIL: ***

DATE: 09.06.2023 **ISSUE:** FOR REVIEW
09.20.2023 FOR PERMIT

PROJECT NAME:
RETAINING WALL

DRAWING NAME:
COVER SHEET

DRAWING NUMBER:
C-01

NOTE:
THIS DRAWING IS VALID FOR
CONSTRUCTION IF (AND ONLY IF)
A PERMIT IS ISSUED, BASED ON
THIS DRAWING, BY THE TOWN OF
NORTH CASTLE.

