

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS SHEET	DESCRIPTION
A-0	SITE LOCATION PLAN, NOTES, LIST OF DRAWINGS
A-1	FIRST FLOOR / SITE PLAN, SECOND FLOOR PLAN
A-2	ELEVATIONS
A-3	ELEVATIONS

SITE LOCATION PLAN AND BULK TABLE



EXISTING SITE LOCATION PLAN

THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY OWNER BY ANTHONY CELESTANO PLS DATED 7/2/12. THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR ACCURACY OF ORIGINAL SURVEY. REFER TO ORIGINAL SURVEY FOR ALL ADDITIONAL INFORMATION.

SCALE: 1"=10'-0"

SITE DATA ZONING BULK TABLE

117 PROSPECT PLACE - PEARL RIVER NY 10965
 TAX MAP - SECTION 68.20, BLOCK 2, LOT 37- RG ZONE - Group Q
 EXISTING NON CONFORMING CORNER LOT - (5.112) AND 5.21 (d) and (e)

PARAMETER	EXISTING	PROPOSED	STATUS
LOT REQUIRED	10,000 S.F.	EXISTING LOT AREA= 6,970 +/- SQ. FT. (.16 acres)	ENC
FAR - .30 (30%)	EXISTING FAR - 1,419 / 6,970 = .2035 (20.35%)	PROPOSED FAR - 3,303 / 6,970 = .4739 (47.39%)	VARIANCE
FRONT YARD SET BACK: 25'-0"	22.83' PROSPECT / 16.33' JOHN STREET	9'-5" (Variance John Street) and 30'-0" Prospect	VARIANCE JOHN ST.
SIDE YARD SET BACK: 10'-0"	7.1'	7.0' (Variance 3' - (5.2 d - 10))	VARIANCE
COMBINED SIDE YARD SETBACK - 30'-0" REQUIRED	N/A - CORNER LOT (5.112)	N/A - CORNER LOT (5.112)	N/A - CORNER LOT (5.112)
REAR YARD SET BACK: 25'-0"	76.33'	35'-10"	
LOT WIDTH: 75'-0"	50'-0"	50'-0"	ENC
STREET FRONTAGE: 50'-0"	50'-0"	50'-0"	EXISTING
HEIGHT 1'-0" PER 1'-4"	MAX 20'-0" 5.21 (e)	23'-1" (Variance 3'-1")	VARIANCE

EXISTING F.A.R. DATA

EXISTING FIRST FLOOR	718 S.F.
EXISTING SECOND FLOOR	514 S.F.
EXISTING GARAGE	187 S.F.
EXISTING TOTAL S.F.	1,419 S.F.
EXISTING FAR - 1,419 / 6,970 = .2035 (20.35%)	

PROPOSED F.A.R. DATA

FIRST FLOOR	1,156 S.F.
SECOND FLOOR	1,363 S.F.
PROPOSED HOUSE S.F.	2,519 S.F.
GARAGE	592 S.F.
PORCH	192 S.F.
PROPOSED TOTAL S.F.	3,303 S.F.
PROPOSED FAR - 3,303 / 6,970 = .4739 (47.39%)	

IF A CONFORMING LOT
 PROPOSED FAR - 3,303 / 10,000 = .33.03 (33.03 %)

WITHOUT A FRONT PORCH
 PROPOSED FAR - 3,111 / 10,000 = .3111 (31.11 %)

GENERAL NOTE: (SEE SPECIFICATIONS)

- All work and materials shall conform to all local, county and New York State 2020 Residential Code and NYS Stretch Code.
- Contractor to consider all dimensions approximate pending field verification, prior to construction, consult architect as required.
- Contractor to furnish and provide all labor materials and equipment required to fully complete the job as shown on these documents. Except where specifically agreed on by owner, job shall be ready for occupancy in a good workmanship manner with all work done as shown or reasonable intended on documents. It shall include but not limited to:

- | | |
|-----------------------------|----------------------------|
| A. Building permit | J. Gutters and leaders |
| B. Certificate of Insurance | K. Insulation |
| C. Demolition as required | L. Gypsum board and taping |
| D. Excavation | M. Painting and Finishing |
| E. Masonry | N. Trim work |
| F. Carpentry | O. Heating |
| G. Roofing and Flashing | P. Electrical |
| H. Siding | Q. Plumbing |
| I. Caulking/Sealant | |

- Contractor shall furnish and install interior paint and exterior paint as specified.
- All framing lumber to be #2 Douglas Fir or better. All new work and materials unless otherwise specified shall match existing construction.
- All materials shall be installed in strict accordance with manufacturers specifications.

- All windows are to be "ANDERSEN Windows" as shown on the drawings. Pricing to include grilles and screens. Contractor to also include interior extension jambs for 4/6" stud walls additional extensions required shall be field installed and casing to match existing house trim. Contractor to also include hand lift hardware. Contractor to consult owner for window finish.

- Heating contractor shall provide a complete system that meets energy star requirements and NYS State Codes.

- Electrical contractor shall provide a complete system as per plans that meets energy star requirements and NYS State Codes. See spec and electrical allowance plans.

- Plumbing contractor shall provide a complete system and connect to existing system.

- See specifications for additional notes & information

- Energy Code Compliance shall be by REScheck submission.

I Herby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Current New York State Energy Conservation Construction Code and adopted stretch code. The signature and seal on such documents attests to the above statement.

KARL ACKERMANN, AIA

NYS ENERGY CODE AND STETCH ADOPTED CODE COMPLIANCE - SEE RES CHECK FOR COMPLIANCE REPORT - climate zone 5		
ENVELOPE COMPONENT	R VALUE REQUIRED	R VALUE PROVIDED
EXTERIOR WALL	R-21 or 20/5ci or 13/10ci	R-21 Batt and R6ci
ROOF/CEILING	R-49	R-49
FLOOR	R-30	R-30
FOUNDATION WALL	R-15/19	N/A
SLAB EDGE INSULATION	R-10/4'-0" down	N/A
GLAZING		U-.27 Energy Star Compliant
SKYLIGHTS		U-.50
EXTERIOR DOORS		U-.27 Energy Star Compliant
HVAC EQUIPMENT:	SHALL BE DESIGNED AND SPECIFIED BY H.V.A.C. CONTRACTOR AND MEET NYS BUILDING CODES AND STRETCH CODE	
I Herby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Current New York State Energy Conservation Construction Code and adopted stretch code. The signature and seal on such documents attests to the above statement.		
KARL ACKERMANN, AIA		

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of the altering architect, and shall certify the date of such alteration, and a specific description of the alteration.

Karl E. Ackermann, AIA Architect PLLC
 Architect

159 East Central Avenue
 Pearl River, New York 10965
 (845) 724-1942 karl@karlacker.com

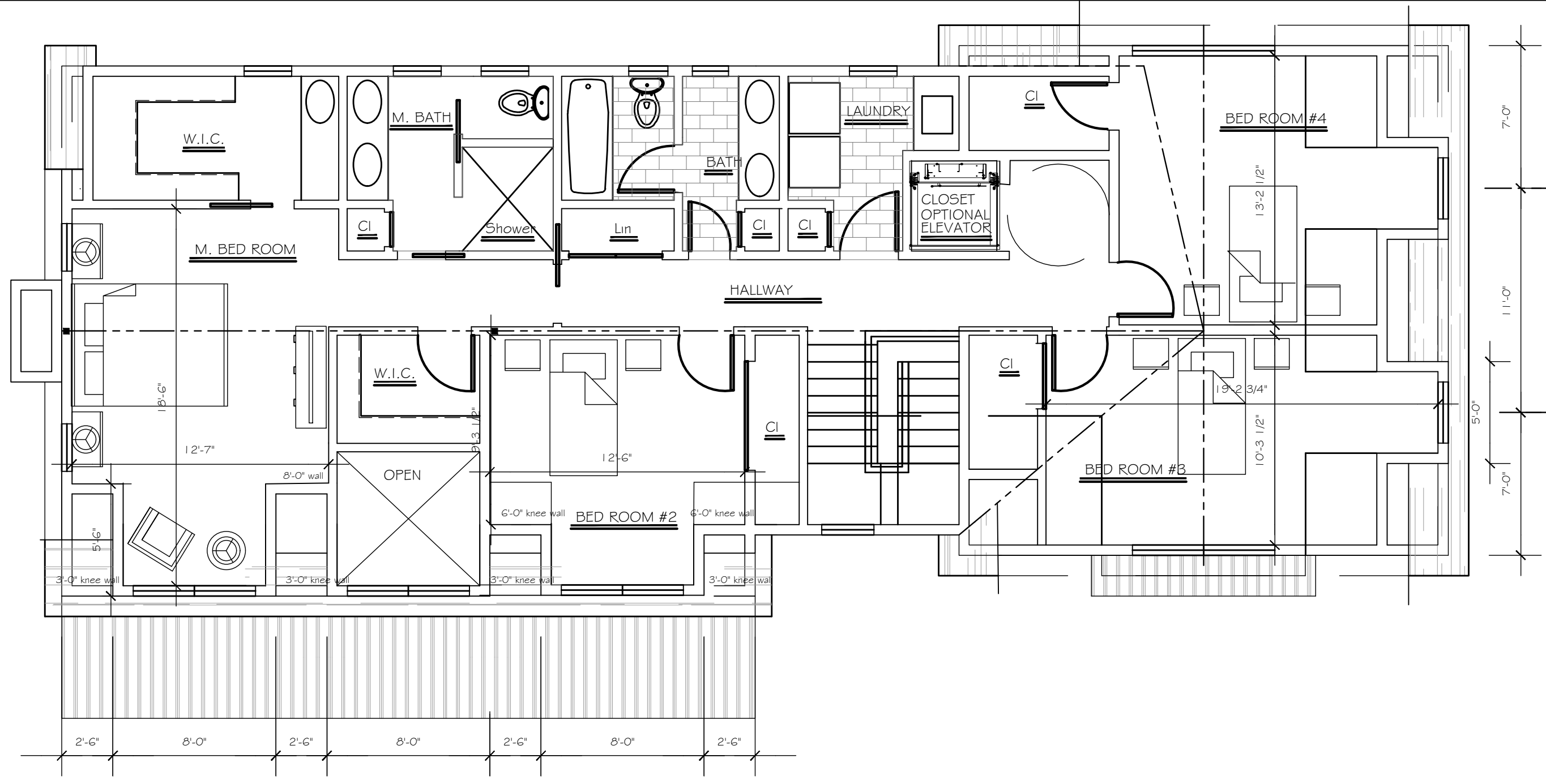
Residential & Commercial Architecture and Green Design
 New York & New Jersey Licensed Architect



Proposed New Residence For Mr. Dalton Bluehill Construction, Inc.
 117 Prospect Place, Pearl River New York 10965

Issue Date:	2/15/22
Revisions	
1	Permit - 2/15/22
2	Permit - 3/3/22 Revised FAR
3	ARB - 7/20/22
4	

Sheet No.
A-0



PROPOSED SECOND FLOOR PLAN

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



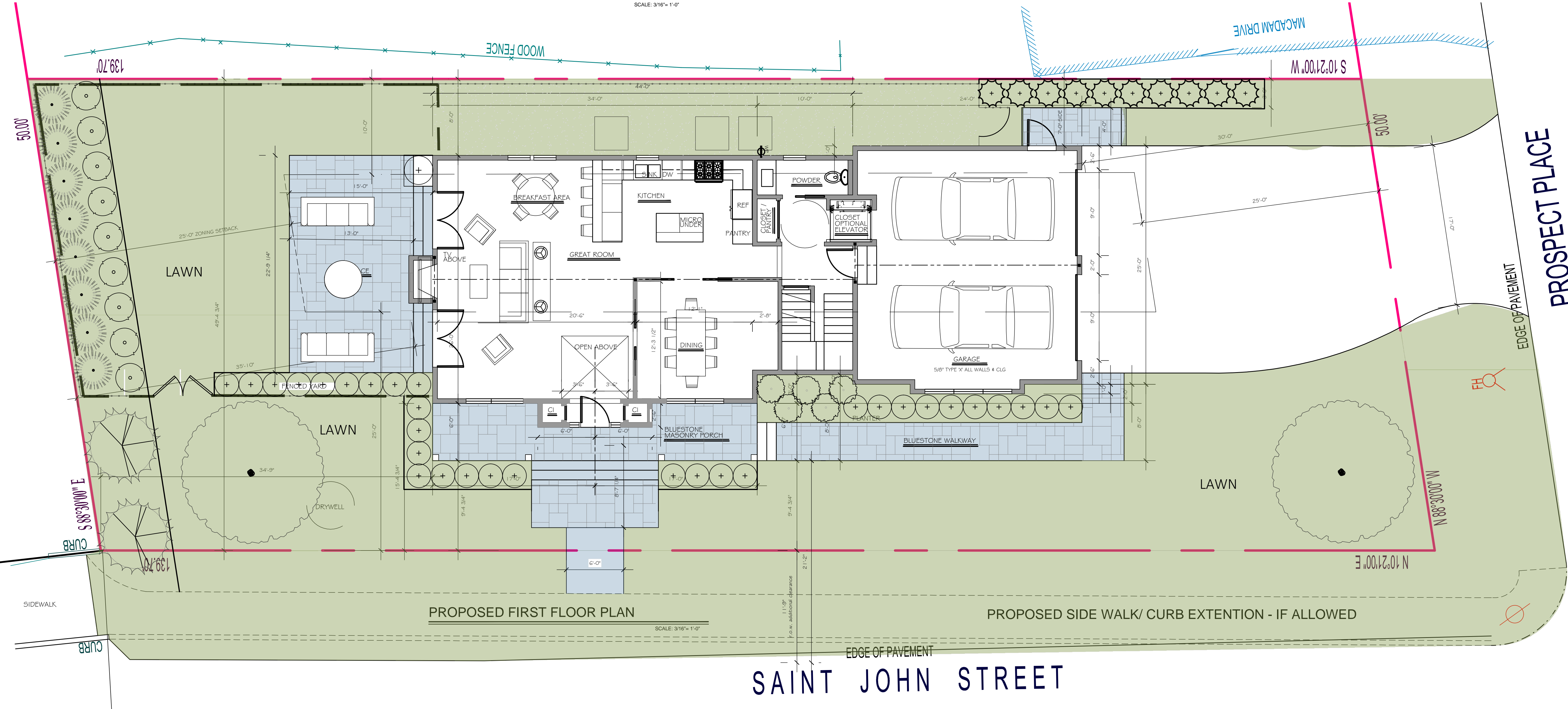
Canam LED 14" Tall LED Outdoor Wall Sconce
Model: LBL167A14WACBK
from the LED Collection

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of the architect who altered the item, and shall file the date of such alteration, and a specific description of the alteration.

159 East Central Avenue
Pearl River, New York 10965
(845) 724-7982 karl@karlacker.com
Residential & Commercial Architecture and Green Design
New York & New Jersey Licensed Architect

Karl E. Ackermann, AIA Architect PLLC
Architect

© Copyright 2022



PROPOSED FIRST FLOOR PLAN

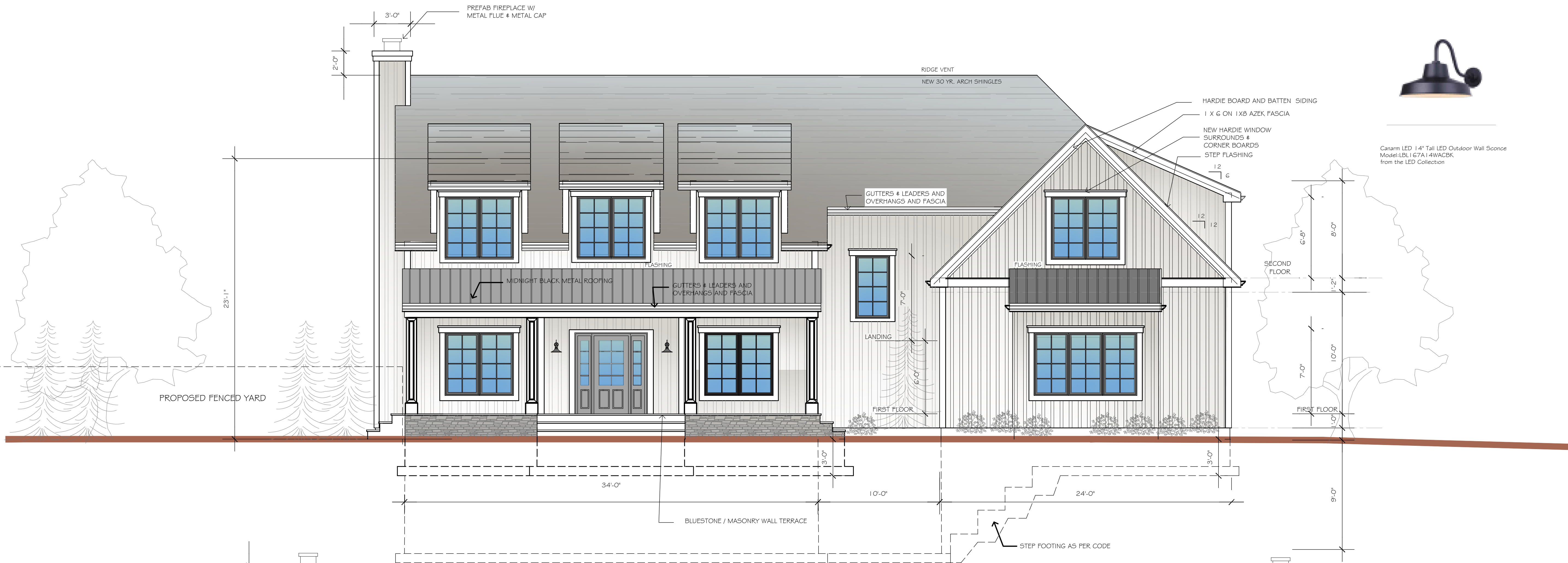
SCALE: 3/16" = 1'-0"

PROPOSED SIDE WALK/ CURB EXTENSION - IF ALLOWED

Proposed New
Residence For Mr. Dalton
Bluehill Construction, Inc.
117 Prospect Place, Pearl River New York 10965

Issue Date:	2/15/22
Revisions	
1	Permit - 2/15/22
2	Permit - 3/3/22 Revised FAR
3	ARB - 7/20/22
4	

Sheet No.
A-1



PROPOSED - FRONT ELEVATION (WEST FACING)

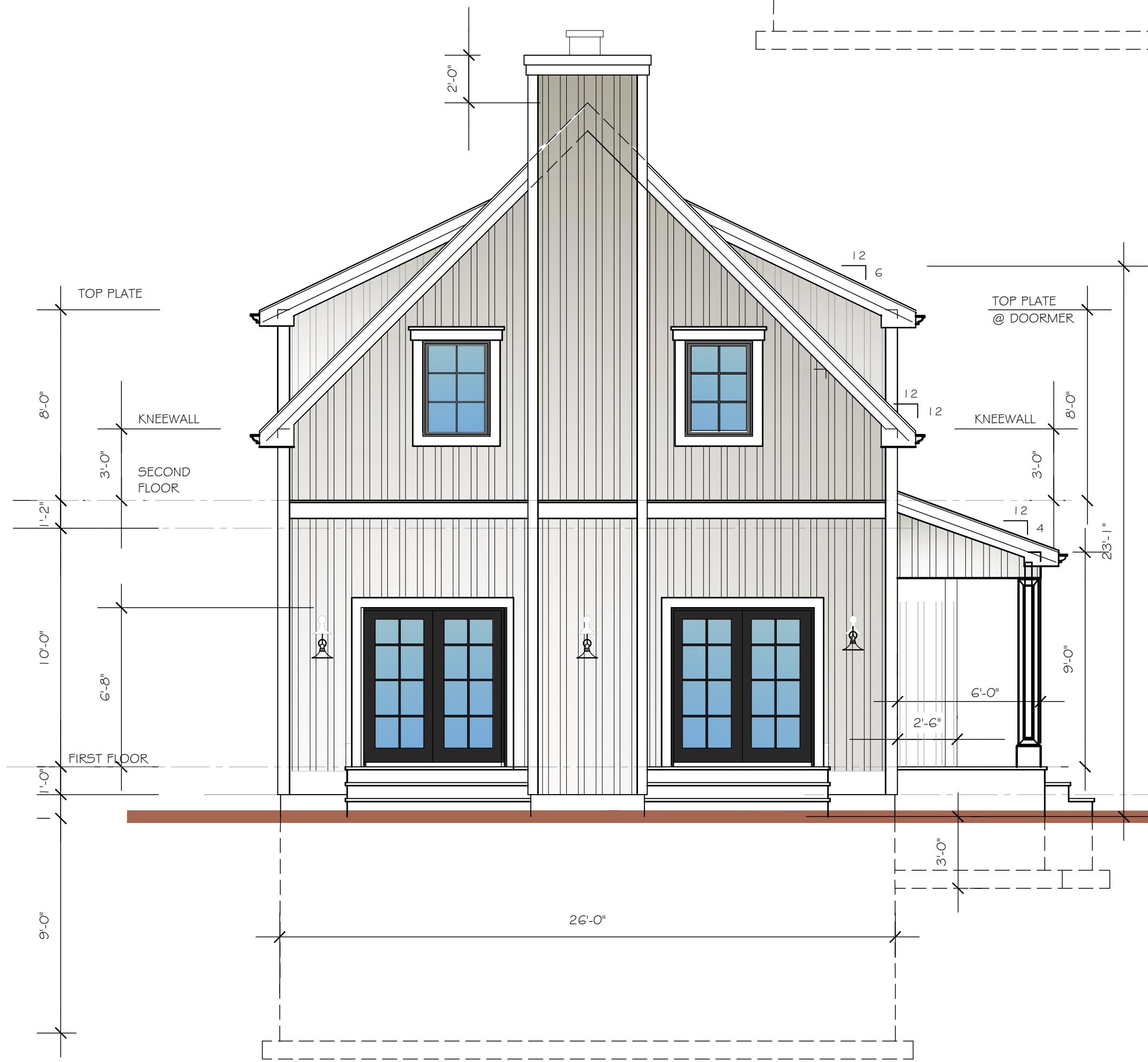
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR TRIM & SIDING COLORS
 COLOR INDEX AS NOTED TYPICAL. ALL COLORS BASED ON SHERWIN WILLIAMS OR EQUAL. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. ALL SURFACES TO BE PRIMED & PAINTED AS INDICATED.

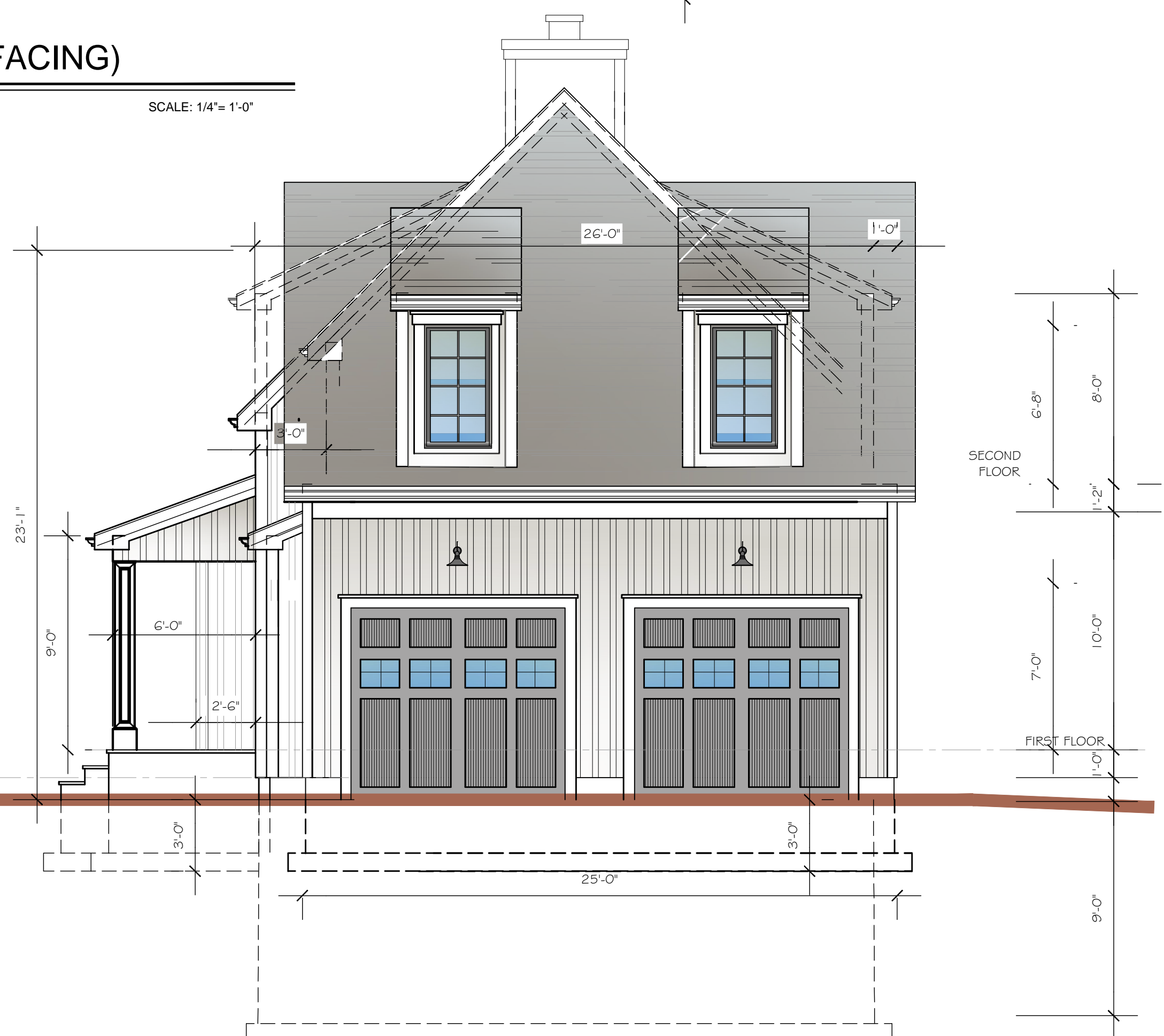
MAIN BUILDING ELEMENTS

- TRIM & FASCIAS & COLUMNS - SHALL BE CEMENT BOARD - ARCTIC WHITE OR ALTERNATE WOOD PAINTED - EXTRA WHITE.
- SIDING BOARD AND BATTEN - SHALL BE CEMENT BOARD
- CULTERED STONE OWENS CORNING - COUNTRY LEDGESTONE - BUCKS COUNTY CSV-368183
- WINDOWS & SLIDING DOORS
 MARVIN ELEVATE OR EQUAL CASEMENT NARROW FRAME WINDOWS W/ DIVIDED LIGHTS
 COLOR - EXTERIOR - EBONY
 COLOR - INTERIOR - EBONY
- ROOFING
 GAF - TIMBERLINE HDZ- CHARCOAL



PROPOSED - SIDE ELEVATION (NORTH)

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



PROPOSED - SIDE ELEVATION (SOUTH)

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

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of the altering architect, and shall file with the State Board of Architecture a copy of the drawing showing the date of such alteration, and a specific description of the alteration.

Karl E. Ackermann, AIA Architect PLLC
 Architect
 159 East Central Avenue
 Pearl River, New York 10965
 (845) 724-7982 karl@karleackermann.com
 Residential & Commercial Architecture and Green Design
 New York & New Jersey Licensed Architect



Proposed New
 Residence For Mr. Dalton
 Bluehill Construction, Inc.
 117 Prospect Place, Pearl River New York 10965

Issue Date: 2/15/22

Revisions
1 Permit - 2/15/22
2 Permit - 3/3/22 Revised FAR
3 ARB - 7/20/22
4

Sheet No.
A-2



PROPOSED - FRONT ELEVATION - (S. John Street - looking east)

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

HVAC EQUIP. AREA
 CONTRACTOR TO FURNISH AND INSTALL
 NEW ELECTRICAL SERVICES, DISCONNECTS AND



PROPOSED - SIDE ELEVATION (Prospect Place - looking north)

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

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of such alteration, and a specific description of the alteration.

Karl E. Ackermann, AIA Architect PLLC
 Architect

159 East Central Avenue
 Pearl River, New York 10965
 (845) 724-3942 karl@karl-e-ackermann.com

Residential & Commercial Architecture and Green Design
 New York & New Jersey Licensed Architect

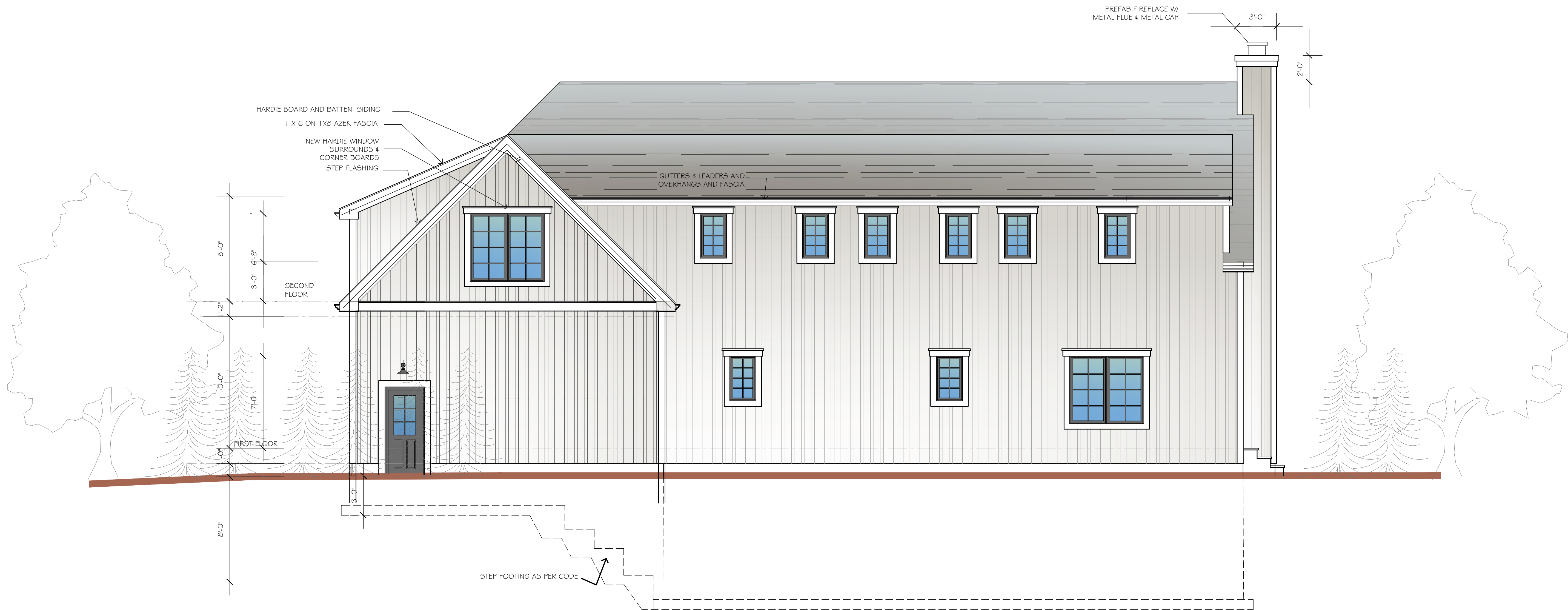
© Copyright 2022



Proposed New
Residence For Mr. Dalton
Bluehill Construction, Inc.
 117 Prospect Place, Pearl River New York 10965

Issue Date: 2/15/22	
Revisions	
1	Permit - 2/15/22
2	Permit - 3/3/22 Revised FAR
3	ARB - 7/20/22
4	

Sheet No.
A-2A



PROPOSED - REAR ELEVATION (EAST FACING)

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

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of the altering architect, and a specific description of the alteration.

Karl E. Ackermann, AIA Architect PLLC
Architect

159 East Central Avenue
Pearl River, New York 10965
(845) 724-7982 karl@karlacker.com
Residential & Commercial Architecture and Green Design
New York & New Jersey Licensed Architect










Proposed New
Residence For Mr. Dalton
Bluehill Construction, Inc.
117 Prospect Place, Pearl River New York 10965

Issue Date: 2/15/22	
Revisions	
1	Permit - 2/15/22
2	Permit - 3/3/22 Revised FAR
3	ARB - 7/20/22
4	

Sheet No.
A-3

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	2	Picea abies	Norway Spruce	8-10'
	2	Quercus alba	White Oak	47' Cal.
	8	Thuja plicata 'Green Giant'	Western Red Cedar	7-8'

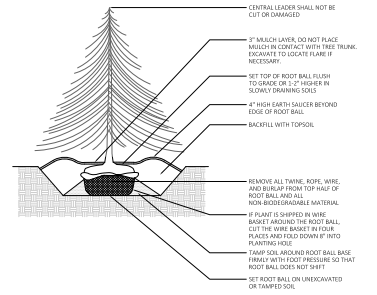
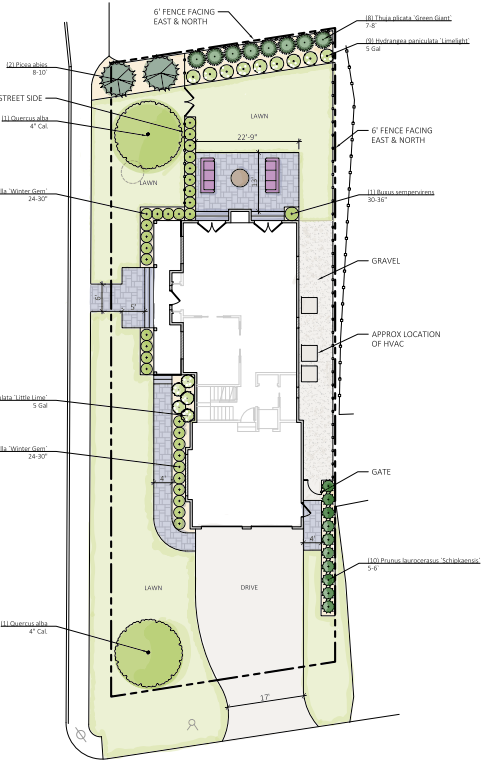
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	31	Buxus microphylla 'Winter Gem'	Globe Winter Gem Boxwood	24-30"
	1	Buxus sempervirens	American Boxwood	30-36"
	9	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5-6 Gal.
	5	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	5 Gal.
	10	Phunus schipkapanis	Schlipa English Laurel	5-6'

PLANTING IMAGES

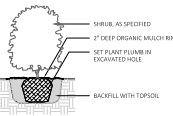


PLANTING NOTES

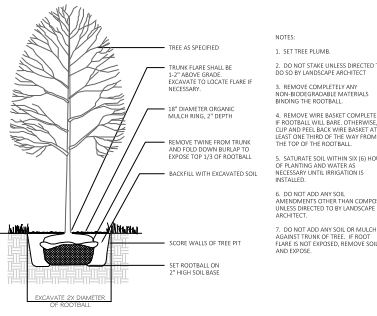
1. PLANT MATERIALS SHALL BE UNIFORMED AND INSTALLED AS INDICATED, INCLUDING LABELS, MATERIALS, PLANTING, POLYETHYLENE, INCORPORATED, AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPES OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH WITH HEALTHY, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DISEASES AND INSESTS.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PRODUCTIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REFUND REQUESTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL BE A GUARANTEE EQUAL TO THAT SPECIFIED.
6. INSURE AS IT IS FURNISHED. PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, IRRIGATE & CARE FOR STOCK NOT PLANTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH AND 200-REV. 1980 "AMERICAN STANDARD FOR BASKETRY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING BAYS TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SO. CONCEPTS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE PROTECTED FROM THE BOTTOM OF THE BALL SOILS.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MOIST OR PROZERA CONDITION.
11. NO PLANT, EXCEPT SKIRTING COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL QUANTITY PLUMBS AND STRAIGHT SET AT 100% LEVEL. TRIM TO NORMAL GROUND RELATIONSHIP TO THE GROUND OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL IMPROVED ROOTS SHALL BE PRUNED USING CLEAN, SHARP TOOLS TO MAKE CLEAN CROSSEDS BEFORE PLANTING.
14. EXISTING TREE AND SPRIG SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL PLANTING BEDS SHALL BE MAILED WITH 2" LAYERS OF DOUBLE SHIPPED HARDWOOD BARK MULCH.
17. ALL DISTURBED AREAS TO BE TREATED WITH 2" TOP SOIL & SEEDS IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.



EVERGREEN TREE PLANTING
SCALE: 1/4" = 1'



SHRUB PLANTING
SCALE: 1/2" = 1'



DECIDUOUS TREE PLANTING
SCALE: 1/8" = 1'

- CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.
1. 7" MULCH LAYER, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. RECOMMEND TO LOCATE FLAME IF NECESSARY.
 2. SET TOP OF ROOT BALL FLUSH TO GRADE OR 1/2" HIGHER IN SLOWLY DRAINING SOILS.
 3. 2" HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.
 4. BACKFILL WITH TOPSOIL.
 5. REMOVE ALL TRUNK, ROOTS, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL AND USE NON-Biodegradable MATERIAL.
 6. PLANT IS SHIPPED IN WIRE BASKET AROUND THE ROOT BALL. THE WIRE BASKET SHOULD BE PLACED AND FOLDED DOWN IF INTO PLANTING SOIL.
 7. TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
 8. SET ROOT BALL ON UNWEATHERED OR TAMPED SOIL.

- NOTES:
1. FOR B & B PLANT MATERIAL, REMOVE ALL TRUNK AND ROLL BACK BURLAP FROM TOP 1/2 OF BALL. IF ANY MATERIALS USED TO BIND THE ROOTBALL ARE NON-BIODEGRADABLE, REMOVE COMPLETELY INCLUDING WIRE BASKET.
 2. FOR CONTAINER GROWN PLANT MATERIAL, REMOVE CONTAINER TO HELP PREVENT COOKING OF SOIL AND SCHRUB BALL TO HELP PREVENT CIRCLING ROOTS.
 3. SATURATE SOIL WITH 100% (10) HOURS OF PLANTING, AND WATER AS NECESSARY UNTIL IRRIGATION INSTALLED.
 4. NO MULCH OR SOIL SHOULD BE PLACED AGAINST THE PLANTS' TRUNK.

- NOTES:
1. SET TREE PLUMB.
 2. DO NOT STAY UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT.
 3. REMOVE COMPLETELY ANY NON-BIODEGRADABLE MATERIALS BINDING THE ROOTBALL.
 4. IF ROOTBALL WIRE BASKET COMPLETELY IF ROOTBALL WIRE BASKET, OTHERWISE, CUT AND FEEL BACK WIRE BASKET AT GRADE. SET THE FEEL OF THE WIRE FROM THE TOP OF THE ROOT BALL.
 5. GUY WIRE SOIL WITHIVE SOIL IN HOURS OF PLANTING AND WATER AS NECESSARY UNTIL IRRIGATION IS INSTALLED.
 6. DO NOT ADD ANY SOIL, AMENDMENTS OTHER THAN COMPOST UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
 7. DO NOT ADD ANY SOIL OR MULCH AGAINST TRUNK OF TREE. IF ROOT FLANK IS NOT EXPOSED, REMOVE SOIL AND EXPOSE.

SURVEYOR:

117 PROSPECT PL
PEARL RIVER, NY, 10965
CLIENT CITY, STATE, ZIP

DATE: APRIL 22, 2022
DRAWN BY: ANVA
JOB NO: 042222
SCALE: 1" = 10'
FILENAME: 3012_0463.Plot

REVISIONS: