



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

June 22, 2020

Mr. Christopher Carthy, Chairman
and Members of the Planning Board
Town of North Castle
17 Bedford Road
Armonk, NY 10504

RE: JMC Project 20029
Edward Jones Office
150 Bedford Road
Town of North Castle, NY

Response to Town Comments Submission

Dear Chairman Carthy and Members of the Planning Board:

On behalf of the owner and applicant, R&R 150 Bedford Road LLC, we are pleased to submit the following documents for your continued review of the Amended Site Plan Application for a professional office building at 150 Bedford Road:

1. JMC Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-100	"Site Layout & Striping Plan"	06/22/2020
C-200	"Site Grading, Utilities and Erosion & Sediment Control Plan"	06/22/2020
C-900	"Construction Details"	06/22/2020
C-901	"Construction Details"	06/22/2020
L-100	"Site Landscaping Plan"	I 06/22/2020

2. Nexus Creative Design Drawings:

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
A1	"Conceptual Site Plan"	06/17/2020
A2	"Proposed Floor Plans"	06/17/2020
A3	"Proposed Elevations"	06/17/2020
A4	"Building Sections"	06/17/2020
SK1	"Conceptual Site"	06/17/2020
SK5	"Conceptual Perspective"	06/17/2020

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
SK6	"Precedent Images"	06/17/2020
SK7	"Existing Conditions Photos"	06/17/2020
SK8	"Existing Conditions Photos"	06/17/2020
SK9	"Aerial View"	06/17/2020

3. "Topography of Property Prepared for R&R 150 Bedford Road LLC", prepared by TC Merritts Land Surveyors, revised 03/30/2020.
4. Various record documents received from FOIL request to Town of North Castle Building Department.

The revisions depicted on the above noted plans reflect responses to comments outlined in the Town of North Castle Planning Department memorandum, dated May 22, 2020, and the Kellard Sessions Consulting, P.C. memorandum, dated May 22, 2020. For ease of review, we have repeated and enumerated the comments in italic print, followed by our responses:

Town of North Castle Planning Department, May 22, 2020

General Comments

Comment No. 1

The site plan shall be revised to provide a 10 foot planting area along the eastern property line since the property is adjacent to a residential district, as well as the front and rear lot lines, pursuant to Section 355-29.E(1)(c) of the Town Code.

Response No. 1

The existing curb line along the eastern property line is to remain unchanged. Landscape plantings have been proposed in this area to the greatest extent possible.

Comment No. 2

The Applicant shall submit a landscaping plan pursuant to Section 355-15.N of the Town Code.

Response No. 2

A Site Landscaping Plan has been prepared for the Board's consideration.

Comment No. 3

The Applicant should address the type of signage proposed for the site. The previously submitted site plan depicted a free standing sign. If a freestanding sign is still proposed, it is recommended that a monument sign be provided.

Response No. 3

The applicant is currently pursuing building mounted signage.

Comment No. 4

The site plan shall depict a refuse collection area pursuant to Section 355-15.O of the Town Code.

Response No. 4

The site plans have been revised to depict a proposed refuse collection area.

Comment No. 5

The site plan shall be revised to dimension the proposed new covered stairs to the eastern property line.

Response No. 5

The site plan has been revised to dimension the proposed covered stairs to eastern property line which satisfies the minimum 15-foot setback.

Comment No. 6

The site plan shall be revised to depict outdoor lighting conforming to Section 355-15.M of the Town Code.

Response No. 6

The plans have been revised to depict building mounted outdoor lighting.

Comment No. 7

The Applicant shall submit plans that depict proposed building height for all elevations.

Response No. 7

The architectural plans have been revised to depict the proposed building height for all elevations.

Comment No. 8

The site plan indicates a GFA of 2,895 square feet. The site plan should also break down GFA by building (main building and residence).

Response No. 8

The architectural plans have been revised to breakdown GFA by building and floor.

Comment No. 9

The Applicant shall demonstrate that the rear residence has all required approvals from the Building Department.

Response No. 9

FOIL requests have been filed with the North Castle Building Department and the WCDH as well as obtained record documents from the owner/applicant. Applicable information demonstrating that the rear residence has all required approvals has been included in this submission.

Comment No. 10

The site plan should be revised to depict the relocation of the curb on the eastern property line so that the proposed parking spaces have 25 feet of backup maneuvering room.

Response No. 10

The site plans have been revised to provide the minimum 25-foot backup behind the proposed 90 degree parking spaces.

Comment No. 11

The site plan shall be revised to depict the access drive dimensions in the vicinity of the new covered stairs on the eastern side of the building. Pursuant to Section 355-56.G. of the Town Code. The drive is required to be a minimum of 20 feet wide.

Response No. 11

The site plans have been revised to depict dimensions of the access drive, the width of which has not been reduced. Furthermore, based on the easterly curb location refinements and replacement the access drive has been increased to the maximum extent while also maintaining a planting bed along the easterly property line.

Comment No. 12

The previously approved floor plans for the residence should be submitted and made part of the current record

Response No. 12

Various documents related to the history and evolution of the residence have been obtained as a result of a FOIL request with the Town of North Castle Building Department and included in this submission. At the time of this application actual plan drawings have not been available but the effort to obtain them is continuing. In lieu of locating detailed existing drawings, a schematic floor plan diagram may be provided which depicts the existing interior layout.

Comment No. 13

The Applicant will need to supply a Gross Floor Area exhibit. Based upon the current submission, the front building has a GFA of 1,639 square feet. The exhibit should demonstrate how the 1,639 square feet was calculated and identify the areas that were not counted toward GFA and why those areas were not counted. In addition, the exhibit should demonstrate that the residence is 1,256 square feet (2,895 – 1,639).

Response No. 13

Supporting diagrams and clarifications are included in the submission.

Comment No. 14

The site plan depicts the establishment of three compact spaces. Pursuant to Section 355.56.F of the Town Code, compact parking spaces are not permitted in parking lots that have less than 50 parking spaces. The parking plan shall be updated to eliminate compact parking spaces.

Response No. 14

Application has been made to the North Castle Zoning Board of appeals (ZBA) for approval of proposed compact spaces in a parking lot with less than 50 parking spaces.

Comment No. 15

The site plan depicts two land banked parking spaces. Pursuant to Section 355-56.C of the Town Code, where the Planning Board determines because of variations in the probable time of maximum use by joint users or for any other reason, the Planning Board may waive all or part of the off-street parking spaces, but not more than 50% of the number of parking spaces required according to § 355-57 herein. In all cases, it shall be expressly demonstrated on the site plan that sufficient space remains for the provision of the total amount of off-street parking required, and the site plan shall bear such designation. All such undeveloped parking space shall be used and maintained as additional landscaped grounds until required for parking. Written guaranties, satisfactory to the Town Attorney, shall be submitted by the applicant for the eventual improvement of any such spaces which may have been waived. Such spaces must be constructed within six months of the date of written notice to the property owner by the Planning Board that such spaces have been determined as necessary.

Response No. 15

The off-street parking summary has been revised to include the proposed land banked parking spaces. A note has been added to the plans indicating that ‘In all cases, it shall be expressly demonstrated on the site plan that sufficient space remains for the provision of the total amount of off-street parking required, and the site plan shall bear such designation. All such undeveloped parking space shall be used and maintained as additional landscaped grounds until required for parking. In the event that construction of the land banked spaces is deemed necessary by the Town, the applicant shall guarantee the eventual improvement of any such spaces which may have been waived. Such spaces must be constructed within six months of the date of written notice to the property owner by the Planning Board that such spaces have been determined as necessary.’

Comment No. 16

Proposed landbanked parking space 1 does not have adequate maneuvering room. The site plan will need to be revised to depict how the parking area would be modified to provide access to parking space one should the Planning Board require the construction of the space.

Response No. 16

The site plans have been revised to depict additional paved area to accommodate adequate maneuvering room for land banked parking space #1.

Kellard Sessions Consulting, P.C. Memorandum, dated May 22, 2020

General Comments

Comment No. 1

As indicated on the Parking Assessment, the proposed plan requires a total of nine (9) off-street parking spaces (seven for the office space and two for the residence). The plan proposes a total of nine off-street parking spaces, two of which are proposed to be land-banked, as provided by Section 355-56, C of the Town Code. The Planning Board should discuss whether the proposed land-banking is appropriate for the proposed use. If the Board is amendable, this office has no objection to parking spaces No. 1 and 9 being land-banked as shown.

Response No. 1

Comment is so noted.

Comment No. 2

Should the proposed land-banked spaces be acceptable to the Planning Board, we recommend that the parking stalls for Spaces No. 2 and 3 be striped as standard vs. compact spaces as noted on the plan.

Response No. 2

Comment is so noted. All proposed parking spaces shall be striped as standard parking spaces until the construction of the land banked spaces is deemed necessary by the Town.

Comment No. 3

As required by Section 355-56, G of the Town Code, access drives for parking areas serving between six (6) and twenty (20) spaces are required to have a width of 20 feet. The existing drive varies in width from approximately 11 to 15 feet. It appears an area variance will be required.

Response No. 3

The site plans have been revised to depict dimensions of the access drive, the width of which has not been reduced. Furthermore, based on the easterly curb location refinements and replacement the access drive has been increased to the maximum extent while also maintaining a planting bed along the easterly property line.

Comment No. 4

The plan proposes to repair and resurface the existing parking lot and driveway and building construction within the limits of the existing improvements resulting in no net increase in impervious area. As such, additional stormwater mitigation is not required. We note that should the land-banked spaces be required, additional impervious surface resulting from Parking Space #9 appears to be less than 250 s.f., also requiring no additional mitigation. Provide curb and pavement details.

Response No. 4

The site plans depict an increase of approximately 1,000 sf of new impervious area as a result of the building and site improvements. The site has two (2) existing drywells and we have provided calculations which show that the existing drywells can accommodate the existing and additional impervious area in the 25-year storm event.

Comment No. 5

Parking Spaces #1 - #6 are proposed at a depth of 16 feet with a two (2) foot space for overhanging of vehicles, as permitted by Section 355-56 D of the Town Code. This overhang shall be maintained as unobstructed space and free of landscaping to permit the required bumper overhang. Parking Space #6, however, is designated for accessible parking and shall be shown at a full depth of 18 feet, as required by Town Code.

Response No. 5

The site plans have been revised to accommodate a 2-foot parking space overhang for all standard spaces and the accessible parking space has been increased to a full depth of 18 feet.

Comment No. 6

The Site Plan illustrates the required eight (8) foot wide access aisle adjacent to the accessible parking stall. Access to this space, however, appears limited with its eastern border immediately adjacent to a curbed landscape island. The plan shall be revised to permit suitable access to this space from the drive aisle, as well as to the ramp as shown. As previously requested, the location of the required "Accessible Parking" and "No Parking" signs shall be illustrated. Provide a sign detail and note that pavement markings shall be blue.

Response No. 6

The site plans have been revised to provide suitable access to the required eight (8) foot wide access aisle adjacent to the accessible parking space. In addition, required striping, signage and

details have been added to the site plans.

Comment No. 7

The plan shall dimension Parking Stalls #7 - #9 and the backup aisle to demonstrate conformance to Section 355-56 (D) and (E) of the Town Code.

Response No. 7

The site plans have been revised to provide the minimum 25-foot backup behind the proposed 90 degree parking spaces.

Comment No. 8

The plan proposes an ADA accessible ramp at the rear of the building. As previously requested, the plan shall include spot grades, dimensions and construction details, as necessary, to demonstrate compliance with applicable ADA Regulations.

Response No. 8

The plans have been revised to depict spot grades, dimensions and construction details for the proposed ADA ramp at the rear of the building which demonstrate compliance with ADA regulations.

Comment No. 9

The plan proposes one overflow parking space within the existing paved shoulder of Bedford Road (to be curbed and paved). The Planning Board should discuss whether, in addition to this space, a sidewalk shall be constructed along the property frontage. This added sidewalk would continue sidewalk already proposed for the multi-family site to the East and would further the pedestrian connection along Bedford Road toward the existing crosswalk and sidewalk at MacDonald Ave. Provide details.

Response No. 9

The proposed overflow parallel parking space located within the Town right-of-way has been eliminated from the proposed plans. Given reconsiderations not to propose the parking space and the existing context of adjacent sites (no sidewalk network exists along the north side of Bedford Road) the applicant suggests a sidewalk segment of approximately 30' may actually promote disjointed pedestrian circulation patterns and aesthetically appear out of place.

Comment No. 10

The plan shall illustrate and quantify the proposed limits of disturbance, both on and off-site. Any areas of existing pavement, sidewalk, etc., to be reconstructed shall be illustrated and detailed on the plan.

Response No. 10

The site plans have been revised to depict the proposed limit of disturbance (on-site & off-site) and summarized in a table.

We trust the attached documents and above responses are sufficient for your review and we respectfully request placement on the July 13th Planning Board agenda. Thank you for your consideration.

If you have any questions or require additional information, please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

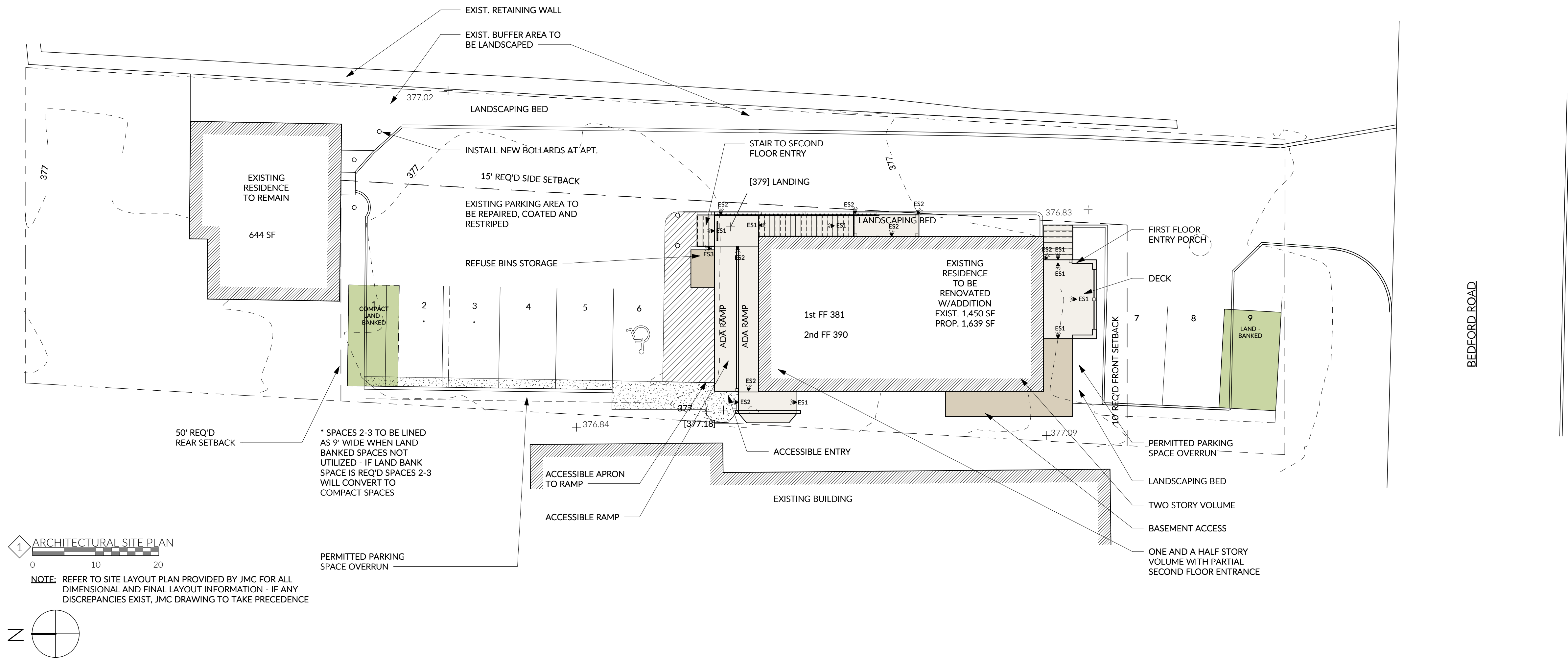
JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC



Paul R. Sysak, RLA
Project Manager

cc: Mr. Vincent Renda
Mr. John D. Fry, AIA, LEED AP bd+c
Ms. Jaclyn Tyler, AIA, LEED AP bd+c, NCARB

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ZONING CODE COMPLIANCE

	ZONE RB	EXIST.	PROP.	COMPLIES
MIN. LOT SIZE AREA (SF)	30,000	9,984	UNCHANGED	YES*
MIN. FRONTAGE (FEET)	100	50	UNCHANGED	YES*
MIN. DEPTH (FEET)	300	200	UNCHANGED	YES*
MIN. FRONT YARD (FEET)	10 ^(a)	34.38	29.75 +/-	YES
MIN. SIDE YARD	15 ^(a)	17.59	15	YES
MIN. REAR YARD - TOTAL (FEET)	50 ^(a)	>50	EXISTING TO REMAIN	YES
MAX. BUILDING COVERAGE (%)	25	18 +/-	21.5 +/-	YES
MAX. BUILDING HEIGHT (STORIES/FT)	2/24	2/21.25 +/-	2/24***	YES
MAX. FLOOR AREA RATIO	0.3 (2,995 SF)	0.21 +/- (2,094 +/-)**	0.23 +/- (2,321 +/-)**	YES
^(a) Where a lot abuts a residence district, the required side yard shall be the same as that required in said residence district, but in no case less than as required elsewhere in this chapter.				
^(a) See § 355-29E(1) for existing lots of less than minimum required size.				
* per section 355-68 A building that is conforming in use but does not conform to the height, yard, lot area, lot dimension, land coverage, off-street parking, loading, minimum house size or similar dimensional requirements of this chapter shall not be considered to be nonconforming within the meaning of § 355-66 and this section. No permit shall be issued that will result in the increase of any such nonconformities.				
** area includes apartment (Main Building Existing Total = 1,450 sf ; Proposed Main Building Total = 1,677 sf ; Apartment = 644 sf)				
*** Proposed existing front volume to be raised approx 2' and or in compliance				

SITE LIGHTING

PHILIPS LIGHTING LED SURFACE MOUNTED SPOT WITH MULTIPLE LAMPING CONFIGURATIONS - SEE SCHEDULE



SYM	MANUFACTURER	PRODUCT NAME	SPREAD	LIGHT SOURCE COLOR	OPTIC TYPE
ES1	PHILIPS LIGHTING	BGP312 1LED 3000K MB	25°	830 WARM WHITE	MEDIUM BEAM ANGLE 25°
ES2	PHILIPS LIGHTING	BGP312 3LED 3000K NB	10°	830 WARM WHITE	NARROW BEAM ANGLE 10°
ES3	PHILIPS LIGHTING	BGP312 3LED 3000K WB	40°	830 WARM WHITE	WIDE BEAM ANGLE 42°

PARKING ASSESSMENT

1,677 SF / 250 = 6.556 = 7 SPACES EXISTING RESIDENCE = 2 SPACES 9 TOTAL + 1 POTENTIAL SPACE ON EXIST. BEDFORD APRON	USE PATTERN IS LESS INTENSE THAN PREVIOUS VETERINARIAN OFFICE USE: ANTICIPATED MAX. PRINCIPAL + 1 ADMIN. - 2 SPACES CLIENT VISIT - 1 SPACE CLIENT IN CUE - 1 SPACE 4 SPACES OCCASIONAL SCENARIO INVESTMENT TEAM MEETINGS - 4-5 SPACES (NO CLIENTS) 2ND FLOOR OFFICE - 2-3 SPACES
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NEXUS

Architecture Planning Design

a collaborative network alliance

Central Studio 100 White Plains Road Terrytown, New York 10591

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Date Issued:

Project Title:

BIRCH BROOK MANOR
150 Bedford Road
North Castle, New York

Drawing Title:

CONCEPTUAL SITE PLAN

Scale:

As indicated

Date:

06/17/2020

Project No:

20-04

Drawing By:

JT

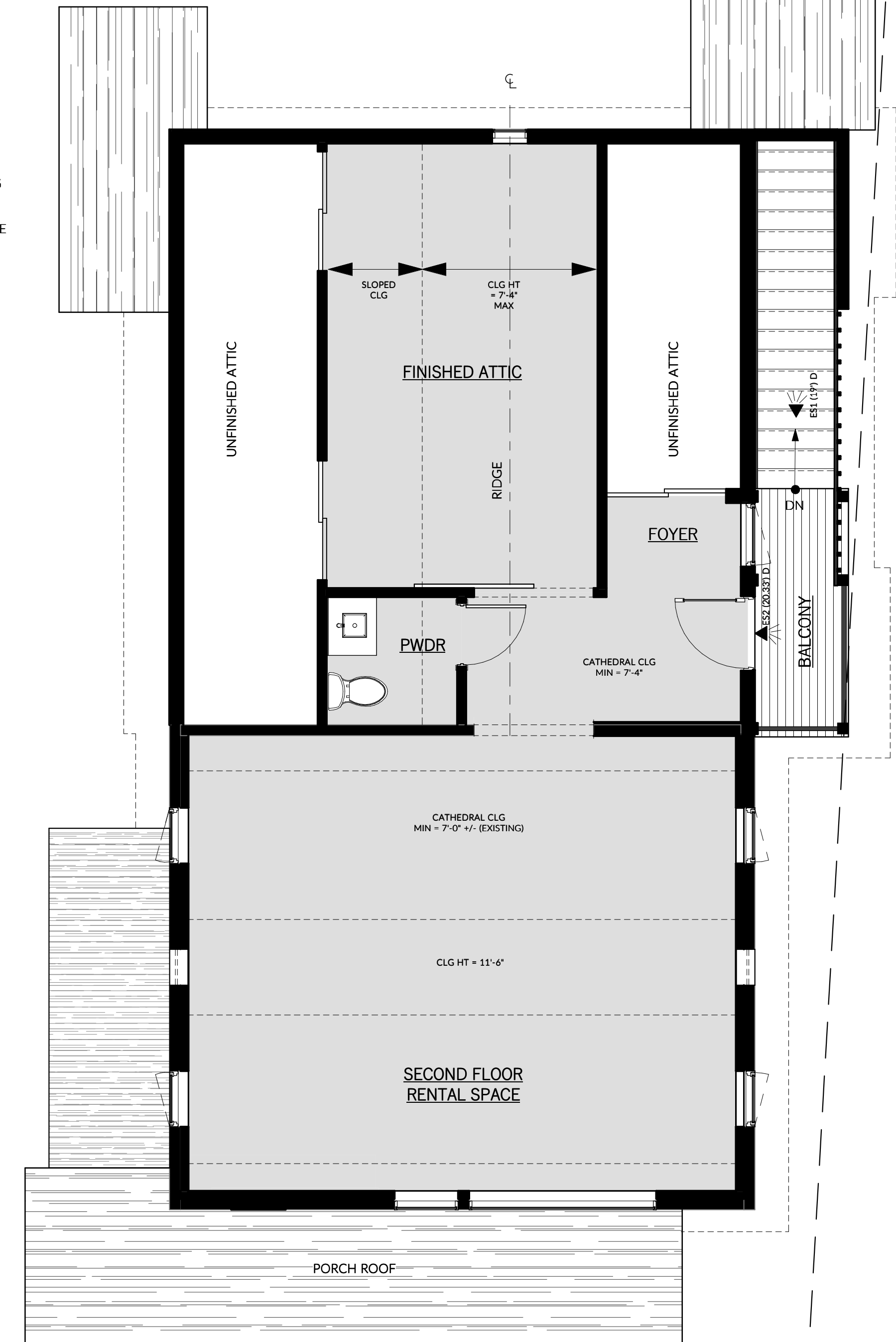
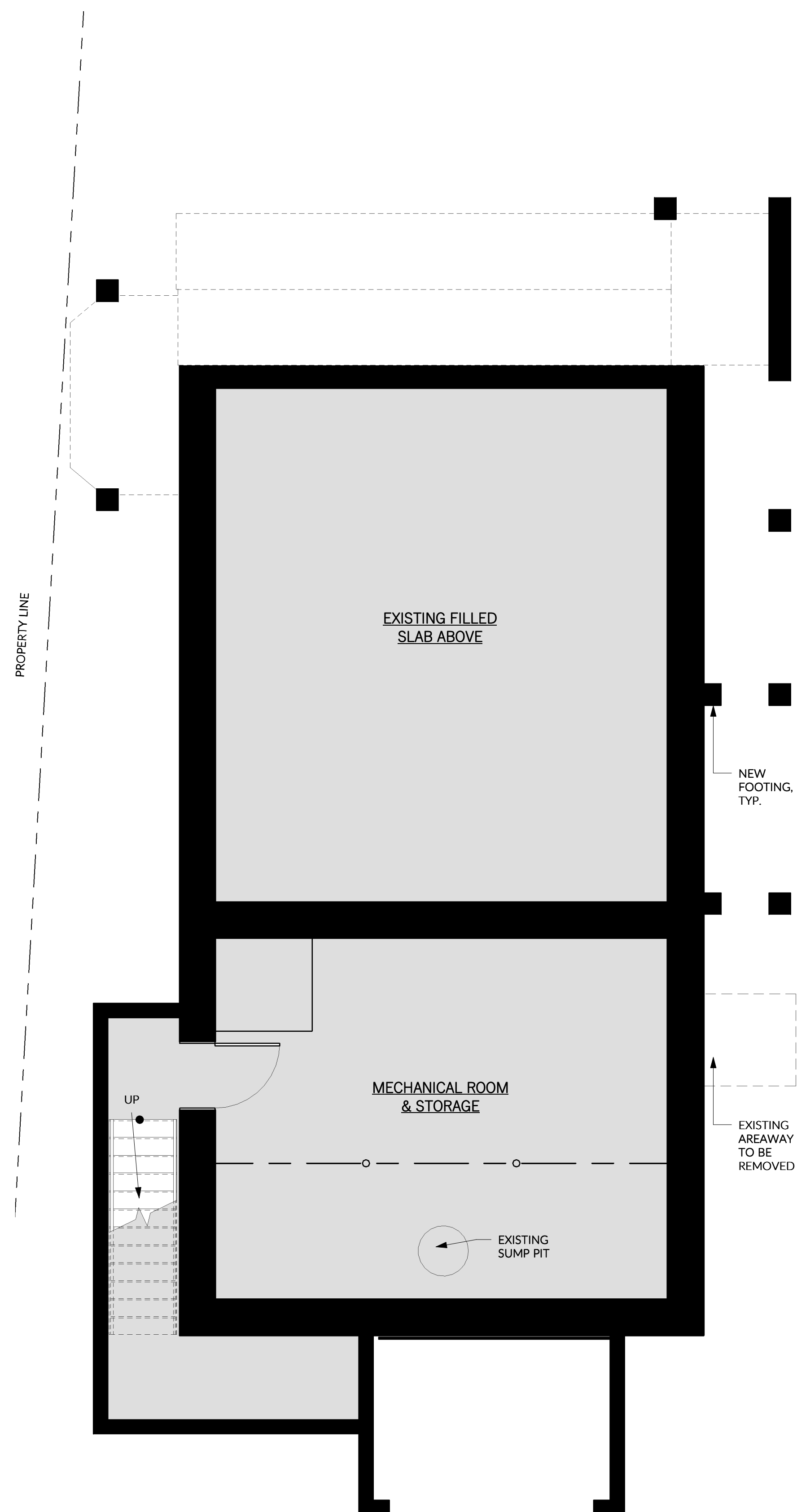
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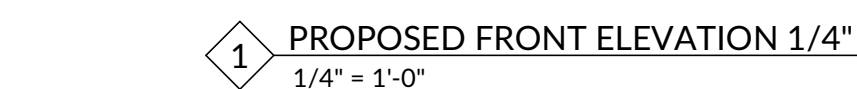
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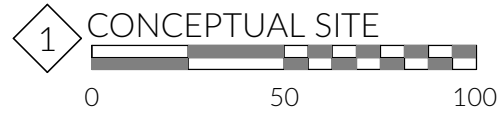
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sheet 1 of 4





A3



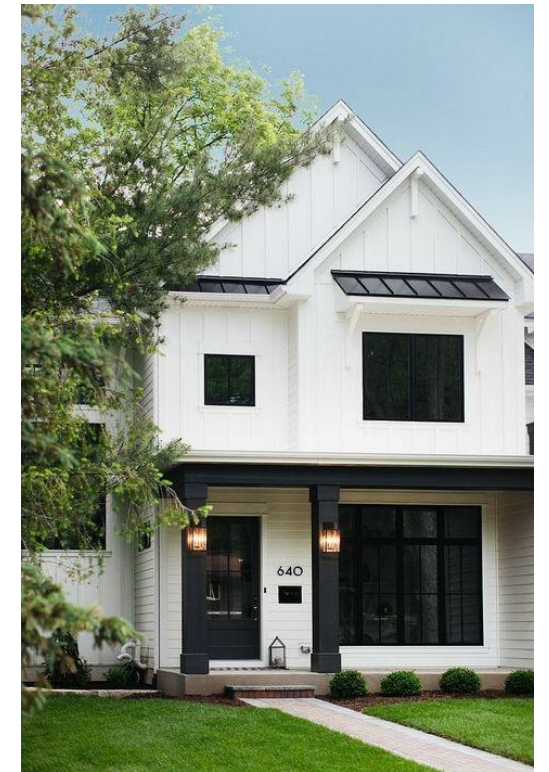
EDWARD JONES OFFICE
ALTERATIONS AND RENOVATION TO
150 BEDFORD RD, ARMONK, NY



1 CONCEPTUAL PERSPECTIVE

EDWARD JONES OFFICE
ALTERATIONS AND RENOVATION TO
150 BEDFORD RD, ARMONK, NY

 NEXUS SK5
creative 06/17/2020



PRECEDENT IMAGES

EDWARD JONES OFFICE
ALTERATIONS AND RENOVATION TO
150 BEDFORD RD, ARMONK, NY



EXISTING STRUCTURE
RAISED

EXISTING FLAT ROOF
TO BE REMOVED

EXISTING STONE WALL
ON ADJACENT
PROPERTY



EXISTING RESIDENCE

EXISTING DRIVE AND
PARKING AREAS
REPAIRED, COATED
AND RE-STRIPED



EXISTING DRYWELL



EXISTING TO BE
REMOVED

EXISTING CONDITIONS PHOTOS

EDWARD JONES OFFICE
ALTERATIONS AND RENOVATION TO
150 BEDFORD RD, ARMONK, NY



ADJACENT PROPERTY - LEFT



ADJACENT PROPERTY - RIGHT



ADJACENT PROPERTY - ACROSS THE STREET LEFT

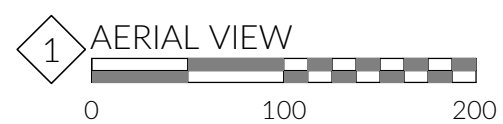


ADJACENT PROPERTY - ACROSS THE STREER RIGHT



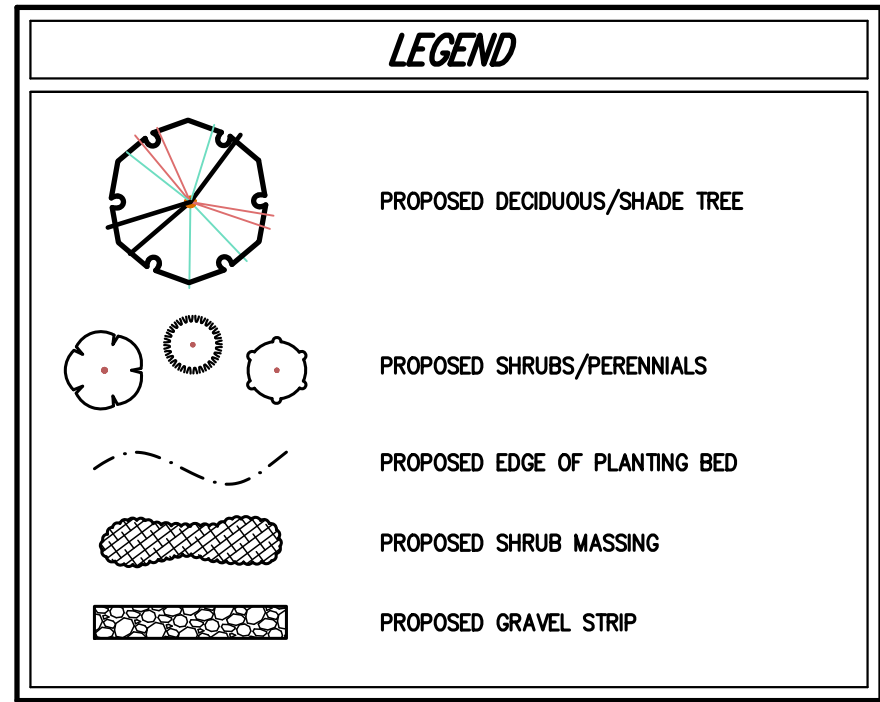
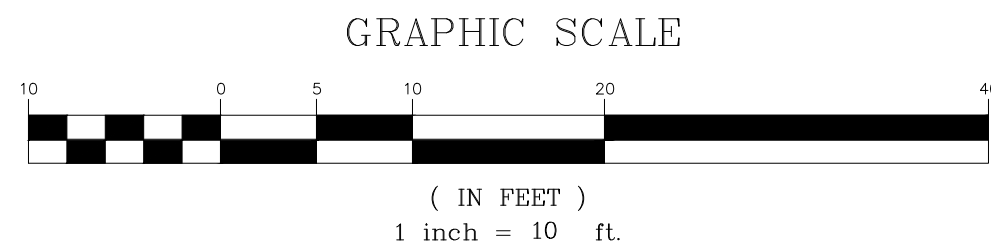
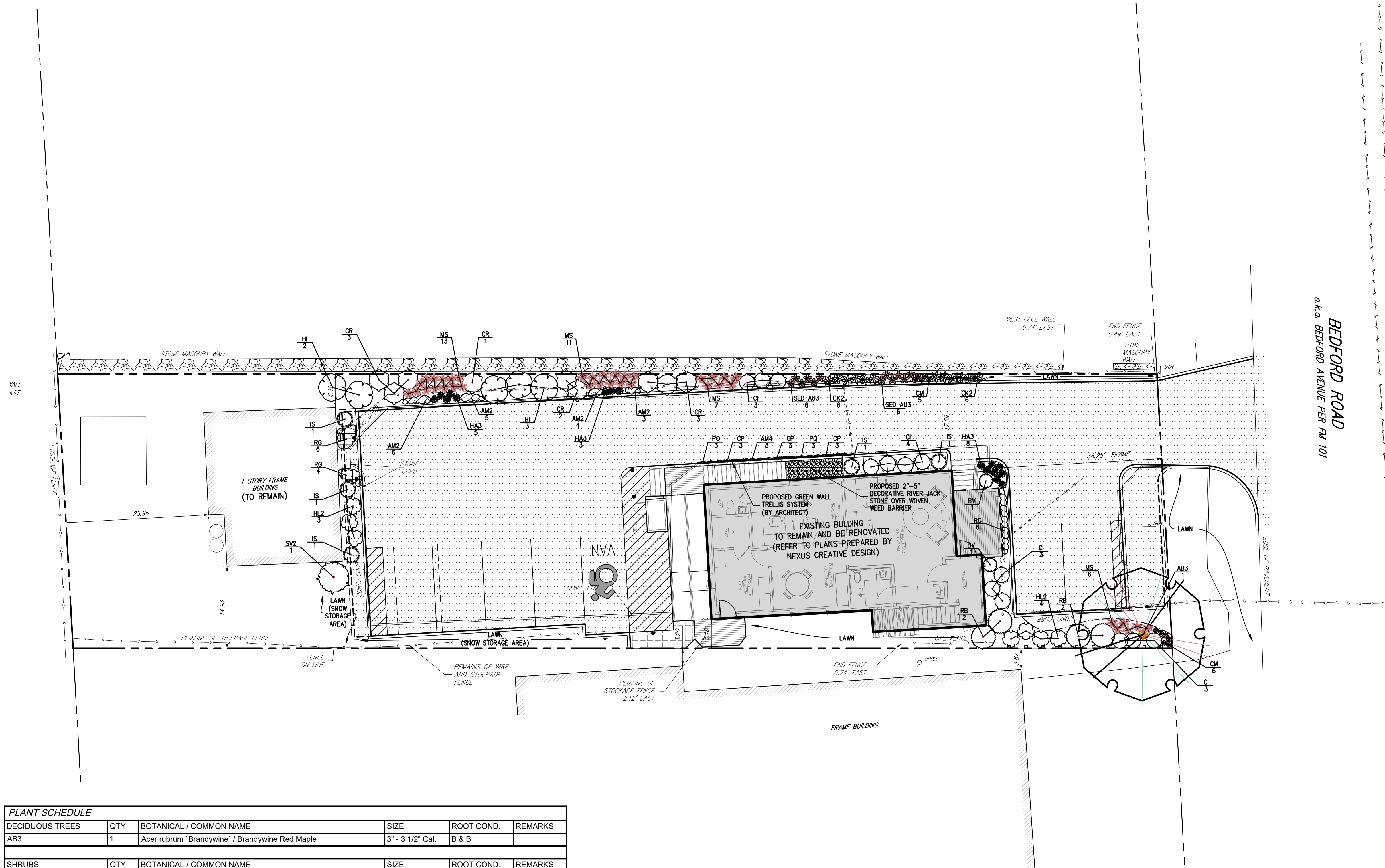
ADJACENT PROPERTY - REAR

EDWARD JONES OFFICE
ALTERATIONS AND RENOVATION TO
150 BEDFORD RD, ARMONK, NY



EDWARD JONES OFFICE
ALTERATIONS AND RENOVATION TO
150 BEDFORD RD, ARMONK, NY

PLANT SCHEDULE					
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AB3	1	Acer rubrum 'Brandywine' / Brandywine Red Maple	3" - 3 1/2" Cal.	B & B	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
BV	2	Buxus sempervirens 'Vardar Valley' / Vardar Valley Boxwood	5 gal	Cont.	
CR	9	Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra	3 gal	Cont.	
CM	11	Coreopsis x 'Moonbeam' / Moonbeam Coreopsis	1 gal	Cont.	
CI	13	Cornus sericea 'Ivory Halo' / Variegated Redtwig Dogwood	3 gal	Cont.	
HA3	16	Hosta undulata 'Albomarginata' / Variegated Hosta	1 gal	Cont.	
HI	5	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	5 gal	Cont.	
HL2	7	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal	Cont.	
IS	5	Ilex glabra 'Shamrock' / Inkberry	5 gal	Cont.	
RB	4	Rhododendron x 'Boule De Neige' / Boule De Neige Rhododendron	5 gal	Cont.	
SV2	1	Syringa vulgaris / Common Lilac	8 gal	Cont.	
GREEN WALL	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
AM4	3	Actinidia arguta / Male Hardy Kiwi	1 gal	Cont.	
CP	9	Clematis paniculata / Sweet Autumn Clematis	1 gal	Cont.	
PQ	6	Parthenocissus quinquefolia / Virginia Creeper	1 gal	Cont.	
PERENNIALS/GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT COND.	REMARKS
CK2	12	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal	Cont.	
MS	37	Matteuccia struthiopteris / Ostrich Fern	2 gal	Cont.	
SED AU3	12	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal	Cont.	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	ROOT COND.	REMARKS
AM2	18	Alchemilla mollis / Lady's Mantle	1 gal	Cont.	
RG	16	Rudbeckia fulgida sullivantii 'Goldsturm' / Black-eyed Susan	1 gal	Cont.	



- NOTES:**
- ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORTI (ANSI Z60.1), LATEST EDITION.
 - ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPERVIOUS SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER, SHALL BE LAWN.
 - ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TOXIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDDED HARDWOOD, ROOT MULCH SHREDDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNERS. FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
 - ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANT(S) AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING PLANTING SEASON.
 - ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
 - ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT'S EGGS, AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISTORTIONS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED.
 - PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO DELIVERY.
 - ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, AS SPECIFIED IN THE PLANT LIST. BARERoot STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
 - ALL LAWN AREAS (SOD OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SCREENED TOPSOIL PRIOR TO INSTALLATION OF SOD OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
 - SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND IN CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER.
 - ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTORS WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONSTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER.
 - FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
 - CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
 - ALL TREE AND SHRUB PLANTINGS INSTALLED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE OF PARKING AREA.
 - ALL PLANTINGS ADJACENT TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	PLANNING BOARD SUBMISSION	06/22/2020	PS

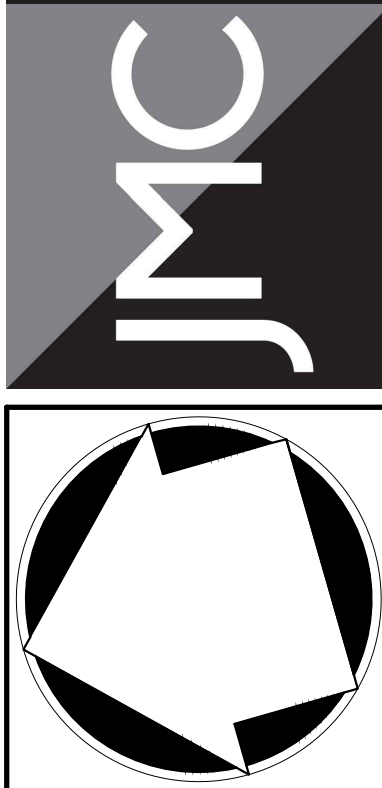
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Scale: 1" = 10'	
Date: 06/08/2020	
Project No: 20029	
2009-LND	LND LAT.scr
Drawing No:	
L-100	

SITE LANDSCAPING PLAN

EDWARD JONES OFFICE

150 BEDFORD ROAD

TOWN OF NORTH CASTLE, NEW YORK



JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC

JMC Site Development Consultants, LLC

Join Meyer Consulting, Inc.

120 BEDFORD ROAD - ARMONK, NY 10504

voice 914.273.5225 • fax 914.273.2102

www.jmcplc.com

APPLICANT/OWNER: R&R 150 BEDFORD ROAD LLC

150 BEDFORD ROAD

ARMONK, NY 10504




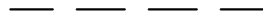











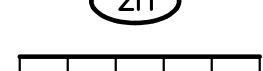
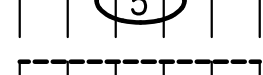
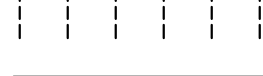
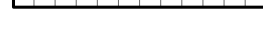



ARCHITECT: NEXUS CREATIVE DESIGN

100 WHITE PLAINS ROAD

TARRYTOWN, NY 10591

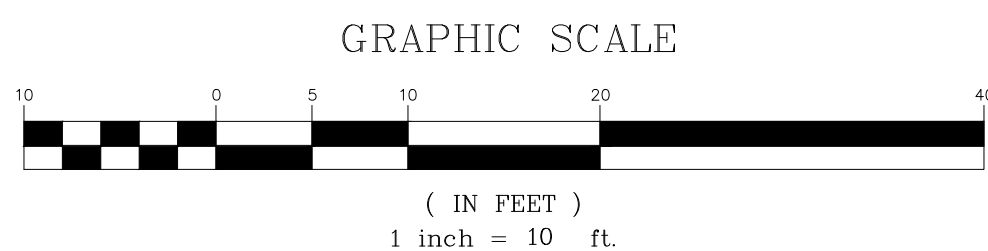
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<h1>LEGEND</h1>	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING FENCE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED SAWCUT LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES TO BE "LANDBANKED"
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LIGHT DUTY PAVEMENT
	PROPOSED FUTURE LAND-BANKED PARKING
	TRAFFIC SIGN LOCATION & DESIGNATION

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHY OF PROPERTY," PREPARED BY TC MERRITT LAND SURVEYORS, LAST REVISED 03/30/2020.

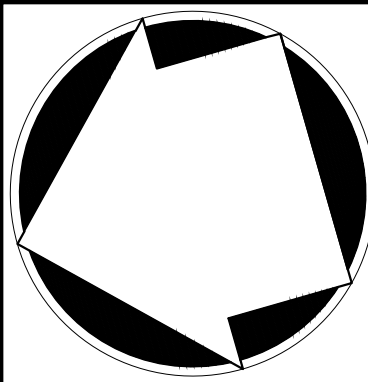
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Drawn:	PS	Approved:	AG
Scale:	1" = 10'		
Date:	06/22/2020		
Project No:	20029		
20029-SITE	LAY	LAY.scr	
Drawing No:	C-100		

**SITE LAYOUT & STRIPING
PLAN**

EDWARD JONES OFFICE
150 BEDFORD ROAD
TOWN OF NORTH CASTLE, NEW YORK



**JMCC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC**
JMCC Site Development Consultants, LLC

John Meyer Consulting, Inc.

20 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmccpllc.com

APPLICANT/OWNER: **R&R 150 BEDFORD ROAD LLC**
150 BEDFORD ROAD
ARMONK, NY 10504

ARCHITECT: **NEXUS CREATIVE DESIGN**
100 WHITE PLAINS ROAD
TARRYTOWN, NY 10591

JMC Project No: 20029
Computed By: PD
Checked BY: DL
Sheet: 1 of 1
Dwg. Ref: C-100

DESIGN PARAMETERS				
	SYMBOL UNITS		Back Drywell	
DRY WELL DIAMETER (FOOT)	D	FT.	8.00	
DRY WELL DEPTH (FOOT)	H	FT.	4.00	
NUMBER OF DRYWELLS		EA.	1.00	
SOIL PERCOLATION RATE DATA:				
BOTTOM SURFACE AREA PER DRYWELL	S.F.		38	
SOIL PERCOLATION RATE	IN/HR		12.00	
CALCULATE STORAGE VOLUME				
TOTAL RUNOFF UNDER EXISTING CONDITIONS		C.F.	987	
TOTAL RUNOFF UNDER PROPOSED CONDITIONS		C.F.	1,949	
TOTAL REQUIRED STORAGE VOLUME	Vr	C.F.	104	
VOLUME PER DRYWELL STRUCTURE	Vd	C.F.	154	
VOLUME OF PERCOLATION IN 24 HOURS PER DRYWELL	Vp	C.F.	924	
TOTAL VOLUME PER DRYWELL (INCLUDING PERC)	Vt	C.F.	1078	
TOTAL PROVIDED STORAGE VOLUME	VP	C.F.	1078	

Project: 150 Bedford Road (Front Drywell)
Location: 150 Bedford Road, Armonk, NY
Date: Tuesday, June 16, 2020

Revision Date: STORM FREQUENCIES : WESTCHESTER COUNTY


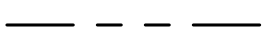





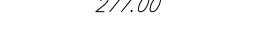
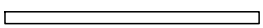






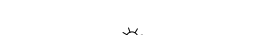






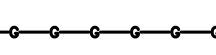
25 Years

DESIGN PARAMETERS			
	SYMBOL	UNITS	Front Drywell
DRY WELL DIAMETER (FOOT)	D	FT.	8.00
DRY WELL DEPTH (FOOT)	H	FT.	4.00
NUMBER OF DRYWELLS	EA.		1.00
SOIL PERCOLATION RATE DATA:			
BOTTOM SURFACE AREA PER DRYWELL	S.F.		38
SOIL PERCOLATION RATE	IN/HR		12.00
CALCULATE STORAGE VOLUME			
TOTAL RUNOFF UNDER EXISTING CONDITIONS		C.F.	658
TOTAL RUNOFF UNDER PROPOSED CONDITIONS		C.F.	699
TOTAL REQUIRED STORAGE VOLUME	Vr	C.F.	104
VOLUME PER DRYWELL STRUCTURE	Vd	C.F.	154
VOLUME OF PERCOLATION IN 24 HOURS PER DRYWELL	Vp	C.F.	924
TOTAL VOLUME PER DRYWELL (INCLUDING PERC)	Vt	C.F.	1078
TOTAL PROVIDED STORAGE VOLUME	VP	C.F.	1078

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHY OF PROPERTY," PREPARED BY C TO MERRITS LAND SURVEYORS, DATED 03/30/2020.
- ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID ANY DAMAGE TO EXISTING VEGETATION THAT IS NOT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL, AND TO PREVENT SETTLEMENT.
- EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
- PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPIRED ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS. AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS, THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
- STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNER'S REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED BEHIND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDER OR OBSTRUCT PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
- ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES) THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT, SHALL BE TEMPORARILY SEEDDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANS 430 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
 - A. SEED MIXTURE AND RATE OF APPLICATION:
 - A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRE (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
 - A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "AROSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2 POUNDS/1000 SQUARE FEET).
 - B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
 - C. MULCH ALL SEEDDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
- ALL SEEDDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
- TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

LEGEND

	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING SPOT GRADE
	EXISTING RETAINING WALL
	EXISTING FENCE
	EXISTING DRAIN INLET
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SPOT GRADE
	PROPOSED GAS LINE
	PROPOSED INLET PROTECTION
	PROPOSED CONSTRUCTION FENCE
	PROPOSED SILT FENCE
	PROPOSED STABILIZED CONSTRUCTION ACCESS

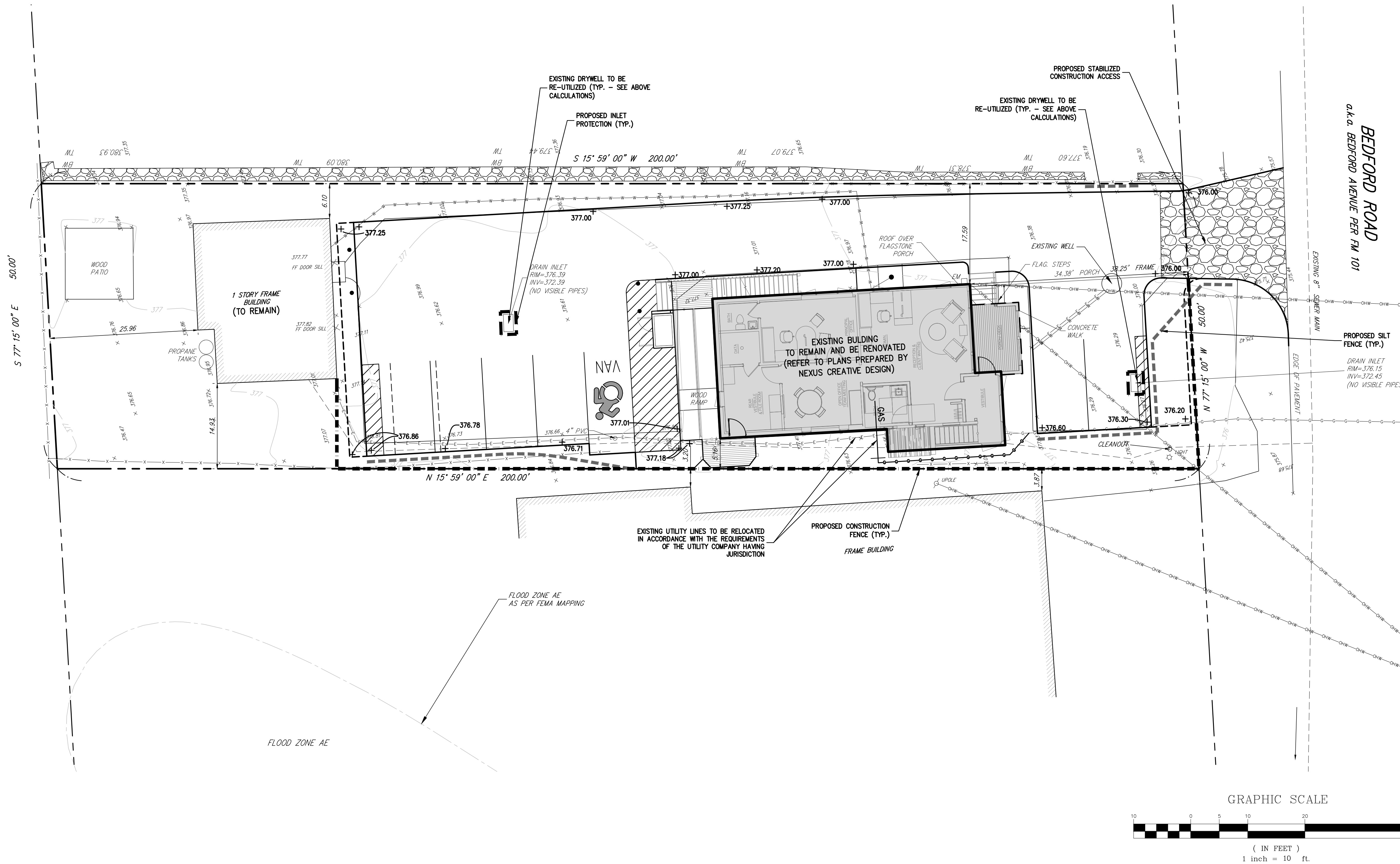
DEVELOPMENT COVERAGE BREAKDOWN

EXISTING LOT AREA = 9,984 S.F.

EXISTING IMPERVIOUS AREA = 6,044 S.F.

PROPOSED IMPERVIOUS AREA = 7,069 S.F.

NET CHANGE IN IMPERVIOUS AREA = +1,025 S.F.



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

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Drawn:	PS	Approved:	AG
Scale:	1" = 10'		
Date:	06/22/2020		
Project No:	20029		
20029-SITE	GRAD-UTIL-SE	GRAD.scr	
Drawing No:			
C-200			

SITE GRADING, UTILITIES, AND EROSION & SEDIMENT CONTROL PLAN

EDWARD JONES OFFICE
150 BEDFORD ROAD
TOWN OF NORTH CASTLE, NEW YORK

**JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC**
JMC Site Development Consultants, LLC

John Meyer Consulting, Inc.

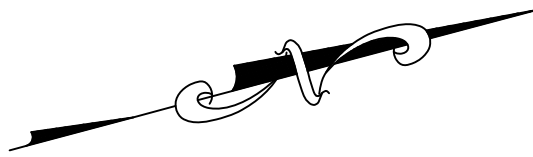
20 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.imcpllc.com

APPLICANT/OWNER:

R&R 150 BEDFORD ROAD LLC
150 BEDFORD ROAD
ARMONK, NY 10504

ARCHITECT:

NEXUS CREATIVE DESIGN
100 WHITE PLAINS ROAD
TARRYTOWN, NY 10591



Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified.
Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating.
Additional underground utilities are not shown or certified.
Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being Lot 7 as shown on a certain map entitled, "Map of Property belonging to Edwin R. Hopkins at Armonk, Town of North Castle, Westchester Co., N.Y."
Said map filed in the Westchester County Clerk's Office, Division of Land Records on March 10, 1887 as map number 101.

Surveyed in accordance with Deed Liber 11250, Page 207.

Premises shown hereon designated on the Town of North Castle Tax Maps as: Section 108.03, Block 1, Lot 40.

Property Address:
150 Bedford Road
Armonk, NY 10504

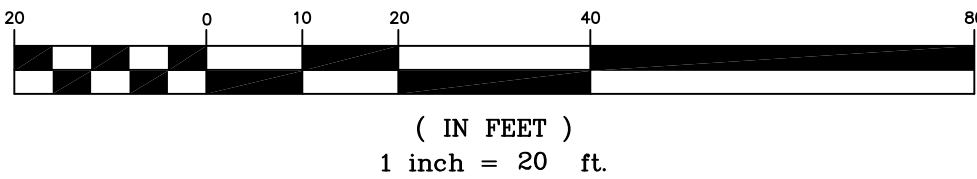
LEGEND	
	WATER MAIN
	DRAINAGE PIPE
	GAS MAIN
	SANITARY SEWER MAIN
	ELECTRICAL LINE
	OVERHEAD WIRES

Below ground utilities shown hereon as per delineation by others, unless otherwise noted.

TOPOGRAPHY OF PROPERTY
PREPARED FOR
R & R 150 BEDFORD RD LLC
SITUATE IN THE
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE



Surveyed: November 29, 2018
Map Prepared: December 5, 2018
Map Revised: March 30, 2020 to show topography

By:
New York State Licensed Land Surveyor No.050604

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ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
IS A VIOLATION OF APPLICABLE LAWS.

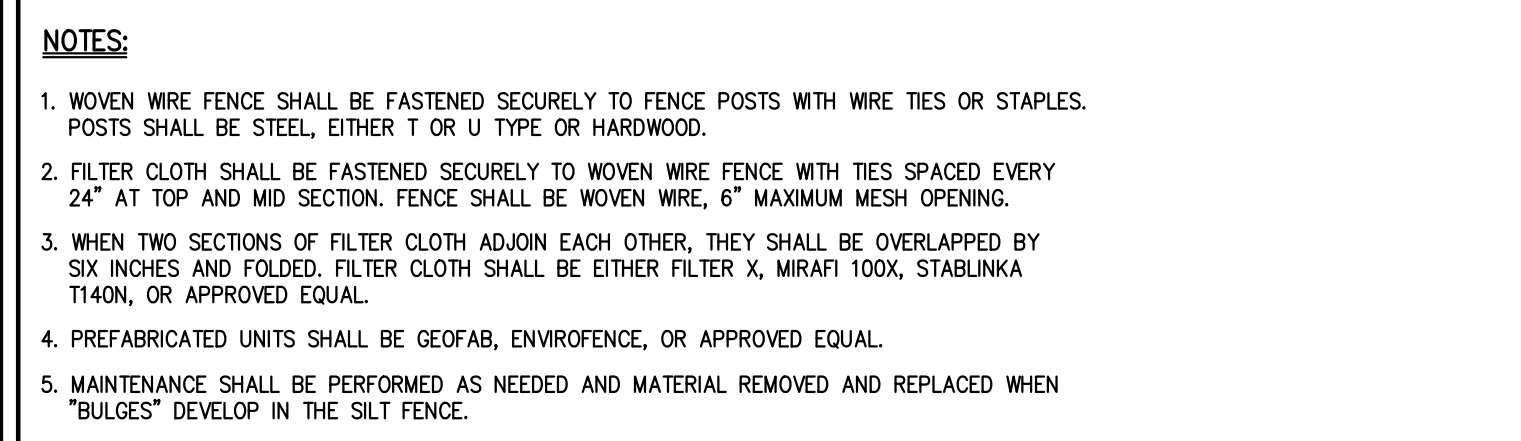


TC MERRITTS LAND SURVEYORS

394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • (203) 622-8899



Project: 18-396	Field Survey By: AN/FT/BFC
Drawn By: CMP/BFC/BJC	Checked By: SBG/DM



No.		Revision	Date

Previous Editions Obsolete

JMC

JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC

JMC Site Development Consultants, LLC

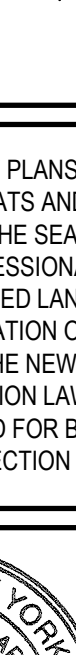
John Mayer Consulting, Inc.

120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102

www.jmcplic.com

CONSTRUCTION DETAILS	EDWARD JONES OFFICE
	150 BEDFORD ROAD TOWN OF NORTH CASTLE, NEW YORK

ANY ALTERATION OF PLANS,
SPECIFICATIONS, PLATS AND
REPORTS BEARING THE SEAL
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ENGINEER OR LICENSED LAND
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Drawn:	PS	Approved:	AG
Scale:	NOT TO SCALE		
Date:	06/22/2020		
Project No:	20029		
2009-DETAILS	C-901	-	

Drawing No: C-901

FEE: \$10.00 (paid)

No 5752

Certificate of Occupancy

DEPARTMENT OF ZONING AND BUILDING
TOWN OF NORTH CASTLE
WESTCHESTER COUNTY, NEW YORK

Issued February 9, 1989

TO: Mary & Alfred Padilla

ADDRESS Round Hill Rd.

Armonk, N.Y. 10504

Premises located at: 150 Bedford Road

Armonk, N.Y. 10504

In zone area: RB Type or Use Alteration of existing building for studio apartment

Tax map designation: Section 2 Block 13 Lot 26

This certifies that the aforementioned structure and/or premise conforms with the application, use and plans on file in the building department office of the Town of North Castle;

that said structure or use is in conformity with the Zoning Ordinance, Building Code and other applicable requirements of the Town of North Castle;

that permission is hereby granted for the use and/or occupancy as set forth herein;

that this Certificate of Occupancy is subject to revocation for non-compliance of any of the laws or ordinances applicable thereto;

that this certificate is further subject to compliance to any other governmental agencies having jurisdiction thereof;

that this certificate is issued subject to the following conditions:

Building Permit Number 7385 and date issued November 17, 1988

Approved by: Anthony Palamara
Building Inspector

BUILDING PERMIT CHECKLIST - FROM APPLICATION TO CERTIFICATE OF OCCUPANCY

Applicant Mary & Alfred Padilla Sec. 2 Block 13 Lot 26
 Site 150 Bedford Road Application Date 11/16/88

CONSTRUCTION OF Alteration of existing building for Studio Apt.

<u>Needed</u>	<u>Date Done</u>
<input checked="" type="checkbox"/> Permit Application	<u>11-16-88</u>
<input type="checkbox"/> Survey - Site Plan	_____
<input type="checkbox"/> Health Department Approval Septic and Well	_____
<input type="checkbox"/> Highway Department Approval Curb Cut	_____
<input checked="" type="checkbox"/> Building Plans (Sealed/signed) 2 copies	<u>11-16-88</u>
<input type="checkbox"/> Architectural Board of Review (Date _____)	_____
<input type="checkbox"/> Energy Code	_____
<input type="checkbox"/> Planning Board Approval (Date _____)	_____
<input type="checkbox"/> Wetland Approval _____ Permit _____	_____
<input type="checkbox"/> Erosion Approval _____ Permit _____	_____
<input type="checkbox"/> Engineer's Site Plan Approval _____	_____
<input checked="" type="checkbox"/> Fee for Permit <u>\$86.-</u> Permit No. <u>7385</u>	<u>11-17-88</u>
<input checked="" type="checkbox"/> Insurance Certificate of Affidavit/Insurance	<u>11-17-88</u>
<input type="checkbox"/> Contract Affidavit - all new residences	_____
<hr/>	
<input type="checkbox"/> Footing Inspection	_____
<input type="checkbox"/> Survey of foundation walls	_____
<input type="checkbox"/> Footing drains - waterproofing inspection	_____
<input checked="" type="checkbox"/> Plumbing Permit <u>#967</u>	<u>12-5-88</u>
<input checked="" type="checkbox"/> Rough Plumbing Inspection	<u>12-8-88</u>
<input checked="" type="checkbox"/> Framing Inspection	<u>11-21-88</u>
<input checked="" type="checkbox"/> Insulation Inspection	<u>11-23-88</u>
<input checked="" type="checkbox"/> Final Inspection	<u>1-9-89</u> <i>W</i>
<hr/>	
<input type="checkbox"/> Board of Health Certificate of Compliance	_____
<input checked="" type="checkbox"/> Certificate of Fire Underwriters Certificate	<u>2-3-89</u>
<input type="checkbox"/> Highway Department Approval	_____
<input checked="" type="checkbox"/> Plumbing Certificate	<u>1-7-89</u>
<input type="checkbox"/> Certified As-Built Survey	_____
<input type="checkbox"/> Certified As-Built Survey for Driveway	_____
<input checked="" type="checkbox"/> CERTIFICATE OF OCCUPANCY NO. <u>5452</u>	<u>2-9-89</u>

FOR CHECKING OFF "NEEDED" COLUMN IN BUILDING DEPARTMENT, RETAIN ONE COPY FOR APPLICANT'S FILE AND GIVE ONE COPY TO APPLICANT FOR HIS REFERENCE.

Sched in

TOWN OF NORTH CASTLE

PLUMBING INSPECTION LOG

Building Permit No. 7385 Date Issued Nov. 17, 1988

Plumbing Permit No. 967 Date Issued Dec. 5, 1988

NAME OF BUILDER OR OWNER Mary Padilla

PLUMBING CONTRACTOR Charles Weir, Jr. #120

BUILDING LOCATION 150 Bedford Road Sec. 2, Block 3, Lot 26

TYPE OF CONSTRUCTION Alteration

1st story: 1 w.c., 1 tub, 1 basin, 1 sink

office: 1 w.c., 1 basin

ROUGHING INSPECTION: Approved completed Date 12/8/88

Not Approved _____ Date _____

COMMENTS: _____

FINAL INSPECTION: Approved completed Date 1/7/89

Not Approved _____ Date _____

COMMENTS: _____

RECEIVED

RE-INSPECTION (if necessary) _____ Date JAN 12

TYPE OF TEST APPLIED _____ DATE TOWN OF NORTH CASTLE, N.Y.
BUILDING DEPARTMENT

I have made a final plumbing inspection of the above captioned premises and found the plumbing system to be in compliance with the New York State Plumbing Code.

Kenneth Williams
Plumbing Inspector

PLUMBING PERMIT

Fee \$35.00

Fixtures 6

Work Includes:

BUILDING DEPARTMENT

Town of North Castle

17 Bedford Road

Armonk, New York 10504

No 967

This is to certify, That Charles Weir, Jr. #120

Address 150 Main Street - Armonk, N.Y. 10504, a licensed plumber of the Town

of North Castle, is granted permission to install plumbing and drainage designated as 150 Bedford Road

Section 2 Block 3 Lot 26, and situated on the

side of Bedford Road

with the understanding that same will be in compliance with all laws, ordinances, codes, rules and regulations of the Town of North Castle and the Sanitary Code of Westchester County relating to such work.

This permit is non-transferable.

Dated Dec. 5, 1988

Owner M. Padilla

Anthony Palamareg Building Inspector

Bond expires

Building Permit (No. & Date) 7385 Nov. 17, 1988

APPLICATION FOR PLUMBING PERMIT

Department of Zoning and Building
Town of North Castle
17 Bedford Road
Armonk, New York 10504

(914) 273-8625

Anthony Palamarczuk
Building Inspector

Permit # 967
Date Issued 12-5-88
Permit Fee \$ 35.00
License # 120

Street Address of Property: 150 Bedford RD. Armonk, N.Y. 10504
Section 2 Block 13 Lot 26

OWNER: No. Castle Veterinary ADDRESS: 150 Bedford Rd. PHONE: 273-3444
Armonk, N.Y. ZIP: 10504

CONTRACTOR: Charles W. Wein Jr.
Charglow Plbg. & Htg. ADDRESS: 536 Main St. PHONE: 273-3254
ZIP: _____

Application is hereby made for a permit to perform the work herein specified or as shown on the drawings accompanying this application. It is desired to (alter - construct) the plumbing in the (new - existing) building. The proposed work outlined in this application shall conform to all the provisions of the N.Y.S. Plumbing Code and the Town of North Castle Plumbing Code. The building(s) 2 stories in height is now used as 1 - business
1 - residential
(residential, other) (business, public,

NUMBER OF FIXTURES ARE TO BE LOCATED ACCORDING TO THE FOLLOWING SCHEDULE

	W.C.	Tubs	Showers	Basin	Sinks	Slop Sinks	Wash Tubs	Ho. Bibbs	Urinals	Fl. Drains	Other
Garage											
Exterior											
Basement											
1st Story	/	/		/	/						
2nd Story											
3rd Story											
Office -	/			/							

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DEC 5 1988

TOWN OF NORTH CASTLE, N.Y.
BUILDING DEPARTMENT

Check for the following:

New Sprinkler System _____ Number of Heads _____
New Fire Stand Pipe System _____ Number of Heads _____
New Lawn Sprinkler System _____
Replacement of Equipment (Name) _____

PIPE SIZES, MATERIALS AND WORKMANSHIP ARE TO CONFORM TO ALL PROVISIONS OF THE N.Y. STATE PLUMBING CODES.

State of New York
County of Westchester

being duly sworn, desposes and says: That he is the person named as applicant in this application; that he is duly authorized as representative of the owner or leasee of the land and property herein mentioned and described to make application for persons to perform the work herein described and shown on detailed plans and amendments therein in said behalf, and that the statement contained herein are true to the best of his knowledge and belief.

Sworn to before me this 5th day
of December, 1988

ANNA MARIA MARRONE
Notary Public, State of New York
No. 4852658
Qualified in Westchester County
Commission Expires 2-18-90

Anna Maria Marrone
(Notary Public - Westchester County)

Charles W. Wein Jr.
(Signature of Applicant)

3125055

THE NEW YORK BOARD OF FIRE UNDERWRITERS

PART 1

BUREAU OF ELECTRICITY

85 JOHN STREET, NEW YORK, NEW YORK 10038

59144588/88

N 054979

Date

JANUARY 25, 1989

Application No. on file
PERMIT NO. 7385

THIS CERTIFIES THAT

only the electrical equipment as described below and introduced by the applicant named on the above application number in the premises of

MARY PADILLA, 150 BEDFORD ROAD, ARMONK, N.Y.

in the following location:

☐ Basement

☒ 1st Fl.

☐ 2nd Fl.

Section

Block

Lot

was examined on

JANUARY 10, 1989

and found to be in compliance with the requirements of this Board.

FIXTURE OUTLETS		RECEPTACLES	SWITCHES	FIXTURES			RANGES		COOKING DECKS		OVENS		DISH WASHERS		EXHAUST FANS	
				INCANDESCENT	FLUORESCENT	MERCURY VAPOR	AMT.	K. W.	AMT.	K. W.	AMT.	K. W.	AMT.	K. W.	AMT.	H. P.
7		14	10	7												

DRYERS		FURNACE MOTORS				FUTURE APPLIANCE FEEDERS			SPECIAL REC'PT.		TIME CLOCKS		BELL TRANS.	UNIT HEATERS		MULTI-OUTLET SYSTEMS NO. OF FEET	DIMMERS	
AMT.	K. W.	OIL	H. P.	GAS	H. P.	AMT.	NO.	A. W. G.	AMT.	AMP.	AMT.	AMPS.		AMT.	H. P.		AMT.	WATTS
				1	8													

SERVICE DISCONNECT			NO. OF METER EQUIP.	S E R V I C E									
AMT.	AMP.	TYPE		1 Ø 2W	1 Ø 3W	3 Ø 3W	3 Ø 4W	NO. OF CC. COND. PER Ø	A. W. G. OF CC. COND.	NO. OF HI-LEG	A. W. G. OF HI-LEG	NO. OF NEUTRALS	A. W. G. OF NEUTRAL

OTHER APPARATUS:

MOTORS: 2-8 H.P.

PANELBOARDS: 1-8 CIR. 125

G.F.C.I.: 2

SMOKE DETECTOR: -1

RECEIVED

FEB 3 1989

TOWN OF NORTH CASTLE, N.Y.
BUILDING DEPARTMENT

L.V. ELECTRIC INC.
OUTPOST RD
KATONAH, NY. 10536

Arthur J. Reed

GENERAL MANAGER
142

Per

This certificate must not be altered in any manner; return to the office of the Board if incorrect. Inspectors may be identified by their credentials.

COPY FOR BUILDING DEPARTMENT. THIS COPY OF CERTIFICATE MUST NOT BE ALTERED IN ANY MANNER.

BUILDING PERMIT

TOWN OF NORTH CASTLE, N.Y.

7385

Date November 17, 1988

Fee \$ 77.00

Mary & Alfred Padilla is hereby authorized
and granted a permit to erect the following Alteration of existing
building for studio apartment.

containing 540 sq. ft. floor area, at an estimated value of \$ 42,000.

on property designated on the Town of North Castle Tax Maps as:

Section 2 Block 13 Lot 26 Zone Area RB

and located at 150 Bedford Road

Such structure is to conform to plans and specifications submitted and filed with the Building Inspector, as approved, and to all provisions of the Zoning Ordinance of the Town of North Castle, N.Y. and New York State Building and plumbing codes and amendments thereto.

Name and Address of Owner
Mary & Alfred Padilla

Round Hill Rd.

Armonk, N.Y. 10504

Name and Address of Builder
Herbert Bldrs., Inc.

87 Round Hill Rd.

Armonk, N.Y. 10504

NOTE: *It is unlawful to occupy the
above building until a certifi-
cate of occupancy is obtained
from the Building Inspector.*

Richard J. Lamoreaux
Building Inspector, Armonk, N.Y.

BUILDING DEPTA

TOWN OF NORTH CASTLE

17 Bedford Road, Armonk, N. Y. 10504
(914) 273 8625

APPLICATION FOR BUILDING PERMIT

Application for:

☐ New Building
☐ Addition
☐ Alteration
☐ Demolition
☐ Pool-above/ground
☐ Fence
☐ Accessory Building

Zone RB
Setbacks Shown Required
Front _____
Side _____
Rear _____

Permit # 7385
Date Issued 11-17-88
Permit Fee 70
C/O Fee 20
Total Paid 90
C/O # 5752
Date Issued 2-9-89

(Do not write above this line)

I hereby make application to the Building Inspector of the Town of North Castle for the approval of the plan and specification herewith submitted and for a permit to perform such work in accordance therewith. It is understood and agreed that any permit issued pursuant herein is on the express condition that all provisions of the New York State Building Code and Zoning Ordinance of the Town of North Castle and amendments thereto shall apply and be complied with whether specified herein or not. NO CHANGES TO PLAN OF SPECIFICATIONS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE BUILDING DEPARTMENT.

Location of Property: 150 BEDFORD RD. ARMONK, N.Y. Zoning Dist: RB

Section 2 Block 13 Lot 26

Property Area: _____

Owner MARY & ALFRED PADILLA Address ROUND HILL RD. ARMONK, N.Y. Phone 273-3444 Zip 10504

Architect GEORGE EARLY Address 7 MEAD RD ARMONK, N.Y. Phone 273 Zip 10504

Builder HERBERT BLDGS INC Address 87 ROUND HILL RD. ARMONK, N.Y. Phone 273-1917 Zip 10504

Plumber _____ Address _____ Phone _____ Zip _____

Electrician L.V. ELECTRIC Address OUTPOST RD. KATONAH, N.Y. Phone 232-1082 Zip _____

Other _____ Address _____ Phone _____ Zip _____

DESCRIPTION OF CONSTRUCTION ALTERATION OF EXISTING BUILDING

FOR STUDIO HELPS' APT. Value \$ 42,000

540 Sq. Ft. living space less utility rooms, breezeway, open porches, garage.

Sq. Ft. total floor area of proposed construction.

Number of families _____

☒ Electrical work is involved

2 Number of rooms _____

☒ Plumbing work is involved

0 Number of bedrooms _____

☒ New heating system is involved

NOTE: Permit information, insurance requirements, inspection schedules, Certificate of Compliance or Occupancy information and other notes are on the attached sheets or are available in the Building Department. AND RETAIN FOR YOUR REFERENCE

RECEIVED

NOV 16 1988

STATE OF NEW YORK, COUNTY OF WESTCHESTER

TOWN OF NORTH CASTLE, N.Y.

I swear that to the best of my knowledge, information and belief, the statements contained in this application, including the accompanying plans and specifications and amendments thereto, are a true and complete statement of all proposed work and construction to be done on the above described premises and property, and that all provisions of the building code and Zoning Ordinance shall be complied with in all respects.

Dated: Nov 16 19 88
Sworn to before me this 16 day
of Nov 19 88

LINDA A. DIFIORE
Notary Public, State of New York
No. 4849174
Qualified in Westchester County
Commission Expires 2-12-1990

Linda A. DiFiore

Applicant's Signature

CERTIFICATE OF INSURANCE

SET TAB STOPS AT ARROWS

ISSUE DATE (MM/DD/YY)

04/25/88

PRODUCER

Hack-Schaefer-Ticknor, Inc.
53A S. Moger Ave., P.O. Box 94
Mt. Kisco, NY 10549

914 - 666-6461

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY LETTER	A	Aetna Casualty & Surety Company
COMPANY LETTER	B	
COMPANY LETTER	C	
COMPANY LETTER	D	
COMPANY LETTER	E	

INSURED

Herbert Builders, Inc.
87 Round Hill Road
Armonk, NY 10504

COVERAGES

THIS IS TO CERTIFY THAT POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH POLICIES.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIABILITY LIMITS IN THOUSANDS		
						EACH OCCURRENCE	AGGREGATE
A	GENERAL LIABILITY	074 CO 048033 8 CCA	4/2/88	4/2/89	BODILY INJURY	\$	\$
	<input checked="" type="checkbox"/> COMPREHENSIVE FORM				PROPERTY DAMAGE	\$	\$
	<input checked="" type="checkbox"/> PREMISES/OPERATIONS UNDERGROUND EXPLOSION & COLLAPSE HAZARD				BI & PD COMBINED	\$ 300	\$ 600
	<input checked="" type="checkbox"/> PRODUCTS/COMPLETED OPERATIONS				PERSONAL INJURY	\$	
	<input checked="" type="checkbox"/> CONTRACTUAL						
	<input checked="" type="checkbox"/> INDEPENDENT CONTRACTORS						
	<input checked="" type="checkbox"/> BROAD FORM PROPERTY DAMAGE						
	<input checked="" type="checkbox"/> PERSONAL INJURY						
	AUTOMOBILE LIABILITY	NOV 17 1988 TOWN OF NORTH CASTLE, N. Y. BUILDING DEPARTMENT	APR 28 1988 TOWN OF NORTH CASTLE, N. Y. BUILDING DEPARTMENT		BODILY INJURY (PER PERSON)	\$	
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (PER ACCIDENT)	\$	
	<input type="checkbox"/> ALL OWNED AUTOS (PRIV. PASS.)				PROPERTY DAMAGE	\$	
	<input type="checkbox"/> ALL OWNED AUTOS (OTHER THAN PRIV. PASS.)				BI & PD COMBINED	\$	
	<input type="checkbox"/> HIRED AUTOS						
	<input type="checkbox"/> NON-OWNED AUTOS						
	<input type="checkbox"/> GARAGE LIABILITY						
	EXCESS LIABILITY				BI & PD COMBINED	\$	\$
	<input type="checkbox"/> UMBRELLA FORM						
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM						
	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY	Certificate to follow from the State Insurance Fund			STATUTORY		
					\$	(EACH ACCIDENT)	
					\$	(DISEASE-POLICY LIMIT)	
	OTHER				\$	(DISEASE-EACH EMPLOYEE)	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE HOLDER

Town of North Castle
17 Bedford Rd.
Armonk, NY 10504

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 15 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY.

AUTHORIZED REPRESENTATIVE

BY

THE STATE INSURANCE FUND

199 CHURCH STREET NEW YORK, N.Y. 10007
(212) 312-7368

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

HERBERT BUILDERS INC
87 ROUND HILL ROAD
ARMONK

NY 10504

RECEIVED

JUL 8 1988

POLICY NUMBER

779 322-7

DATE

4/19/88

CERTIFICATE NUMBER

450-498

TOWN OF NORTH CASTLE, N.Y.
BUILDING DEPARTMENT

PERIOD COVERED BY THIS CERTIFICATE

4/03/88 TO 4/03/89

POLICYHOLDER

HERBERT BUILDERS INC
87 ROUND HILL ROAD
ARMONK

NY 10504

CERTIFICATE HOLDER

DEPT OF CONSUMER AFFAIRS
LICENSING DIVISION
148 MARTINE AVENUE
WHITE PLAINS

NY 10601

THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE STATE INSURANCE FUND UNDER POLICY NO. 779 322-7 UNTIL 4/03/89, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW.

IF SAID POLICY IS CANCELLED, OR CHANGED PRIOR TO 4/03/89 IN SUCH MANNER AS TO AFFECT THIS CERTIFICATE, 5 DAYS WRITTEN NOTICE OF SUCH CANCELLATION WILL BE GIVEN TO THE CERTIFICATE HOLDER ABOVE. NOTICE BY REGULAR MAIL SO ADDRESSED SHALL BE SUFFICIENT COMPLIANCE WITH THIS PROVISION.

THIS CERTIFICATE DOES NOT APPLY TO BUILDING DEMOLITION.

THE STATE INSURANCE FUND

H. Jacobs

DIRECTOR, INSURANCE FUND UNDERWRITING