

Surface Type	Allowed	Proposed
Impermeable Surface Coverage "ISC" (grey)	11,923.2 sf 16.3%	11,856.0 sf 16.1%
Permeable Surface Coverage (yellow)	N/A	3,840.0 sf 5.1%
Total Surface Coverage "TSC"	23,846.4 sf 20.0%	15,538.0 sf 13.1%

*119,232 SQ FT to Highway boundary

50' Lake Setback Coverage's	Proposed Area
Patio	488 sf
Fire Pit	39 sf
Dock Decking Connection	32 sf
Total	569 sf

Site Cut/Fill Analysis	Volume
House (footprint) Cut	-851 CY
Site Fill	+1521 CY
Site Cut	-601 CY
Total	69 CY CUT

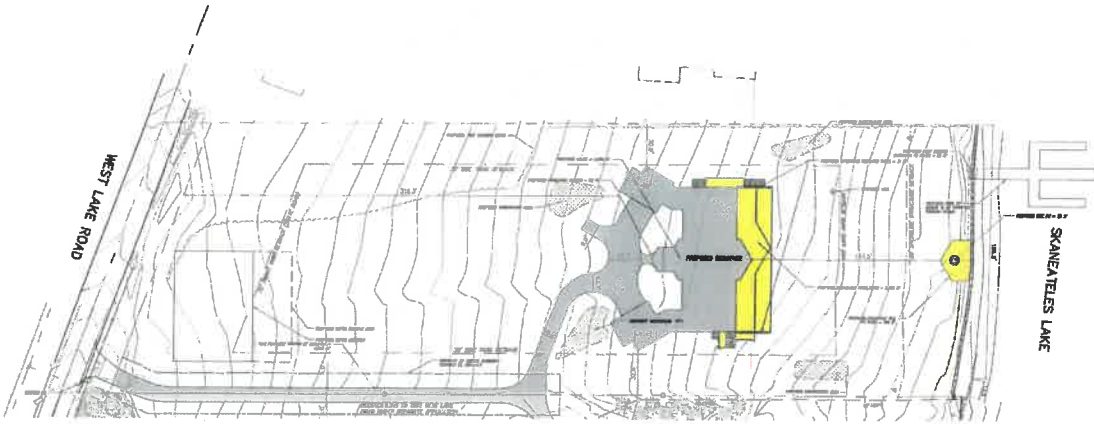
ZONING REGULATIONS FOR DEVELOPMENT

EXISTING LOT INFORMATION:
 ADDRESS: 1812 WEST LAKE ROAD TAX MAP: 42-01-023 ACRES: 13.24 AC
 COUNTY: RAMAPO ZONING: R1 - RURAL FARM AND FOREST

COVERAGE REQUIREMENTS	CODE	PROVIDED
MAX. IMPERMEABLE COVERAGE (ISC)	18%	16.1%
MAX. TOTAL COVERAGE (TSC)	28%	13.2%
MINIMUM SETBACK (FEET)	50 FT	50 FT

SETBACK REQUIREMENTS	FRONT	REAR	SIDE
FRONT SETBACK	75'	315.0'	315.0'
REAR SETBACK	30'	30'	30'
SIDE SETBACK	25'	25'	25'
LAKE YARD SETBACK	100'	100'	100'

CRUISE YARD REQUIREMENTS	MAXIMUM BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT	32'



PROPOSED RESIDENCE
 1812 W. LAKE ROAD
 RAMAPO, NY

NO.	DATE	DESCRIPTION
1	04/20/2023	PRELIMINARY PLAN
2	05/15/2023	REVISED PLAN
3	06/01/2023	FINAL PLAN

SITE LAYOUT PLAN

Drawn by	Checked by	Scale
SP	SP	AS SHOWN

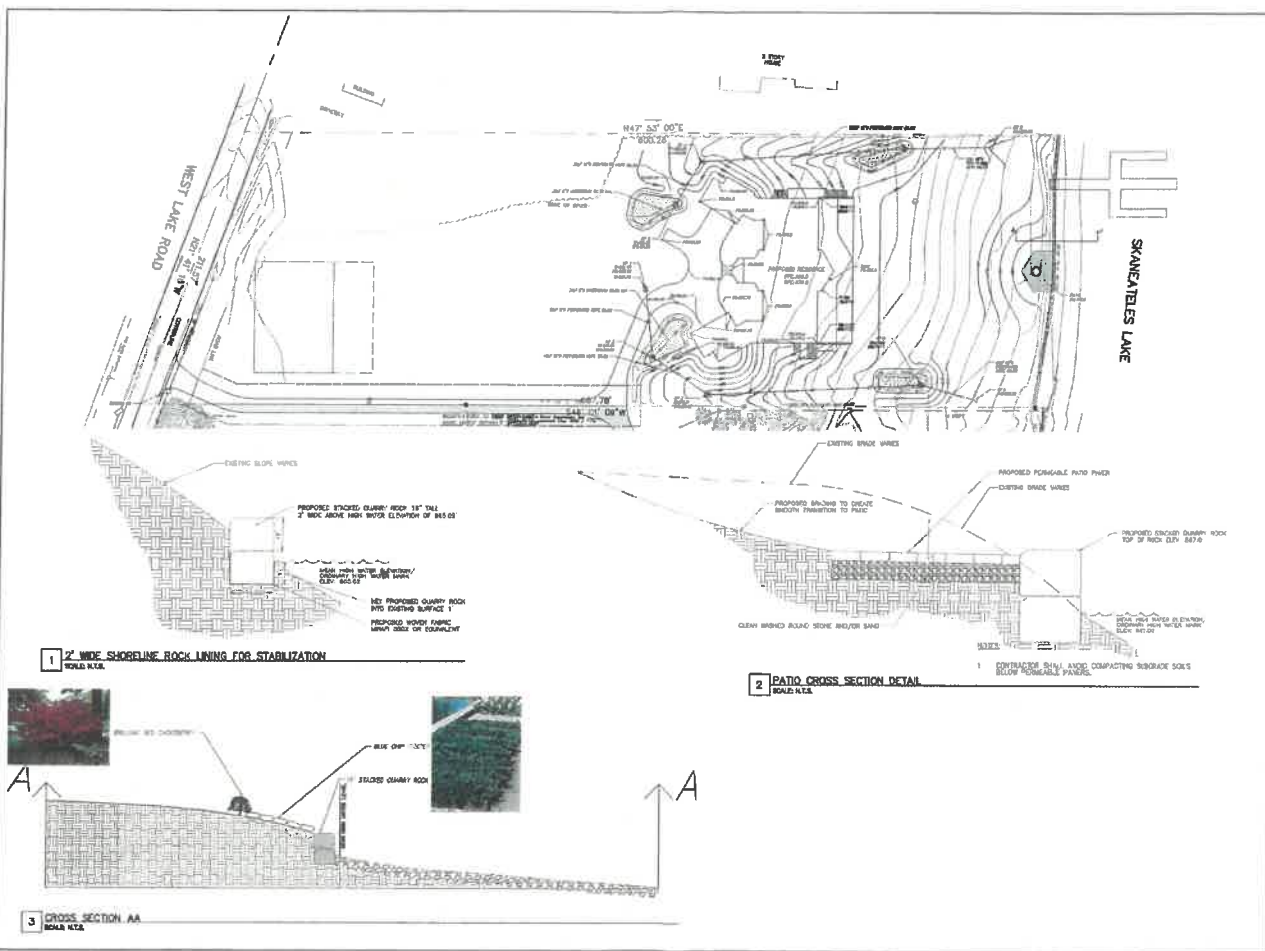
C-101

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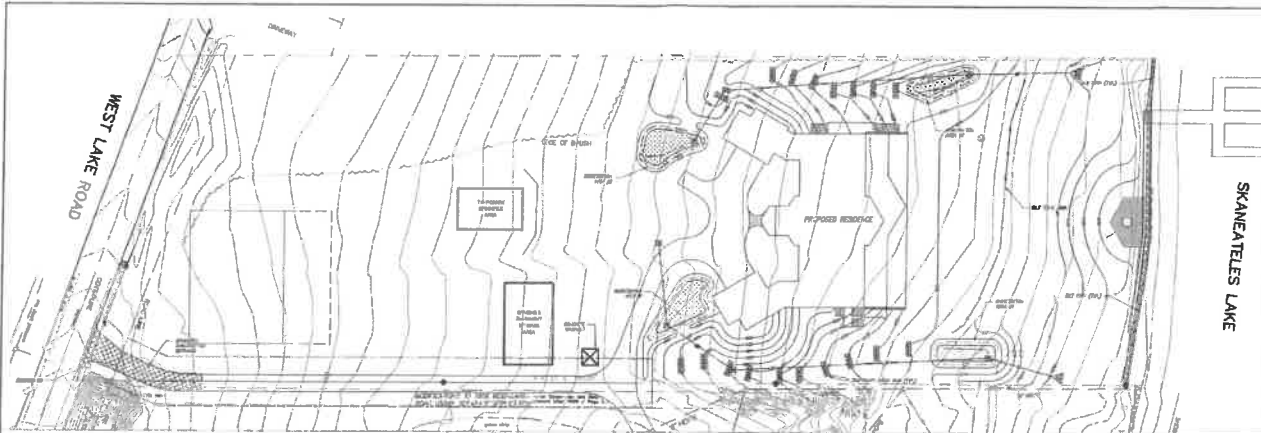
NO.	DATE	DESCRIPTION
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3	03/10/10	REVISED PER COMMENTS
4	04/10/10	REVISED PER COMMENTS
5	05/10/10	REVISED PER COMMENTS
6	06/10/10	REVISED PER COMMENTS
7	07/10/10	REVISED PER COMMENTS
8	08/10/10	REVISED PER COMMENTS
9	09/10/10	REVISED PER COMMENTS
10	10/10/10	REVISED PER COMMENTS
11	11/10/10	REVISED PER COMMENTS
12	12/10/10	REVISED PER COMMENTS

SITE GRADING PLAN

DATE	BY	SCALE
01/15/10	JCH	AS SHOWN
02/10/10	JCH	AS SHOWN
03/10/10	JCH	AS SHOWN
04/10/10	JCH	AS SHOWN
05/10/10	JCH	AS SHOWN
06/10/10	JCH	AS SHOWN
07/10/10	JCH	AS SHOWN
08/10/10	JCH	AS SHOWN
09/10/10	JCH	AS SHOWN
10/10/10	JCH	AS SHOWN
11/10/10	JCH	AS SHOWN
12/10/10	JCH	AS SHOWN



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CHA
 CONSULTANTS
 1815 W. LAKE ROAD
 SKANEATELES, NY

PROPOSED RESIDENCE
 1815 W. LAKE ROAD
 SKANEATELES, NY

EROSION & SEDIMENT CONTROL SPECIFICATION

ONE WEEK PRIOR TO BEGINNING EARTHWORK OPERATIONS, A PRE-CONSTRUCTION MEETING SHALL BE HELD TO REVIEW THE EROSION AND SEDIMENT CONTROL PLAN.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING ANY LAND DISTURBANCE ACTIVITIES. THE DEVICES PROVIDING PROTECTION TO A GIVEN AREA SHALL NOT BE REMOVED UNTIL THE LAND IN THAT AREA IS ESTABLISHED.

NO OBLITERATED AREA SHALL REMAIN EXPOSED FOR MORE THAN 14 CALENDAR DAYS, EXCEPT FOR PORTIONS OF THE SITE ON WHICH WORK WILL BE CONTINUOUS BEYOND 14 DAYS (I.E. THE BUILDING FOOTPRINT).

CONSTRUCTION SEQUENCE

- SERIAL NOTES:**
- 1. SILT FENCES SHALL BE INSTALLED AT THE TOE OF SLOPES WITH BUFFER AREAS PER BLUE BOOK GUIDELINES. ADDITIONAL SILT FENCES SHALL BE INSTALLED AS NECESSARY.
 - 2. SLOPES SHALL BE FLAGGED ON THE UPSTREAM SIDE OF ALL TRENCHES DURING UTILITY CONSTRUCTION. TRENCHES SHALL BE BACKFILLED, COMPACTED AND STABILIZED IMMEDIATELY AFTER SHOULDER COMPLETION.
 - 3. WATER BACKLASH FROM OPERATIONS SHALL NOT BE DISCHARGED DIRECTLY TO THE LAKE OR TO STREAMS DRAINING THEREIN. WATER SHALL BE DIVERTED TO DEDICATED SEDIMENTATION BASINS PRIOR TO DISCHARGING. FILTER SANDS MAY BE USED AS NECESSARY.
 - 4. SLOPES SHALL BE CONTROLLED AT ACCESS POINTS AND OTHER DISTURBED AREAS SUBJECT TO SURFACE OILS, MOISTURE AND FLOWING.
 - 5. PROVIDE SILT FENCING AROUND PERIMETER OF STAGE OR DEVELOPED TOP SOILS AND/OR TEMPORARY STAGED FILL ON SLOPES.
 - 6. REINFORCEMENTS SHALL BE CONSTRUCTED AS NEEDED TO PROMOTE POSITIVE DRAINAGE AND TO PROTECT OFF-SITE PROPERTY FROM SEDIMENT TRANSPORT AND RUNOFF.
 - 7. A CONCRETE VIBRATORY SHALL BE INSTALLED IN THE LOCATION SHOWN ON PLAN FOR SPA, CURBSIDES, CONCRETE TRENCHES, AND ANY EQUIPMENT CONTAINED WITHIN AREAS WHEN FINISHING CURBS. NO CONCRETE SHALL BE DUMPED UNCONTAINED.

CONSTRUCTION SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. INSTALL SILT FENCES AS SHOWN.
3. STAKE LIMITS OF WORKED LENGTH FIELD. PREVENT CONSTRUCTION TRAFFIC AND STAGING FROM LIMITS OF FIELD.
4. INSTALL SLOPE/SHOULDER BARE TO HOME LOCATION.
5. REMOVE TREES AND BRUSH PER PLAN.
6. REMOVE SHOULDER BARRIERS, INITIAL CHECK DAMS AND PARTIALLY INSTALL BORESTATION AREAS #2, #3 AND #4 TO USE AS SEDIMENT TRAPS. TEMPORARILY SEED AND MULCH.
7. STAKE SLOPE TOPLINE AND PROTECT WITH SILT FENCE. TEMPORARILY SEED WITH ANNUAL RYE GRASS AND SPREAD MULCH.
8. DURING LOW FLOOD LEVEL PERIOD, INSTALL SILT ROCK UPSTREAM OF SHOULDER, QUARRY ROCK AND BORELINE PATIO. PLANT LANDSCAPING AT BORELINE AND DISTURBED AREAS OF LAKE, BEND, MOUND AND POND. DURING DRY PERIODS, NO WORK IS PERMITTED WITHIN LAKE WATER.
9. SECAVATE FOR HOME FOUNDATION.
10. CONTRACT POSITIONS AND BACKFILL AFTER FINISH FLOOR DECK IS INSTALLED. INSTALL SEDIMENT TANK AND PUMP CHAMBER, ROLLUP GRASS AND SPREAD MULCH OVER DISTURBED AREAS.
11. DURING DRY PERIOD, INSTALL SEDIMENT TRAPS, SEED AND MULCH. WATER DURING DRY PERIODS.
12. INSTALL STORM SEWER AND BULET PROTECTION. COMPLETE PARTIALLY CONSTRUCTED BORESTATION AREAS AND FULLY INSTALL BORESTATION AREA #1. STABILIZE IMMEDIATELY AND PREVENT SEDIMENT TRANSPORT.
13. AFTER SOILING AND RECORDS REPAIRS ARE COMPLETE, INSTALL SOIL COVERS AND DIRECT COMPOSTS TOWARD DISTURBED BORESTATION AREAS. ENSURE FLOW PATH FROM COMPOSTS TO BORESTATION AREAS ARE COMPLETELY STABILIZED.
14. SOIL ON THE FINAL DRIVEWAY AND BORELINE.
15. AFTER SOILING, TRIM AND SEED ARE COMPLETE, FINISH FINAL GRADING, SPREAD TOPSOIL, PERMANENT SEED, LANDSCAPING AND MULCH WATER DURING DRY PERIODS.
16. AFTER LAWN IS ESTABLISHED, REMOVE TEMPORARY BORESTATION AND STABILIZE ALL AREAS DISTURBED BY THEIR REMOVAL WITH PERMANENT SEED AND MULCH.

PERMANENT EROSION CONTROL MEASURES NOTES

PERMANENT STABILIZATION MEASURES EMPLOYED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE ESTABLISHED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

TOPSOIL SHALL HAVE AT LEAST TWO (2) PERCENT BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN SIX (6) PERCENT LESSON SOIL SHALL NOT BE CONSIDERED TOPSOIL. TOPSOIL SHALL NOT HAVE LESS THAN 80 PERCENT FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 10 PERCENT CLAY. TOPSOIL SHALL BE FREE OF STONES OVER 1.5 INCHES IN DIAMETER, TRASH, ROCKS, WOODS, BRUSH AND DEBRIS. TOPSOIL SHALL BE APPLIED TO A MINIMUM OF 2 INCHES PERCENT FINISH BY VOLUME. REFER TO THE SITE SPECIFICATIONS & SPECIFICATIONS FOR BORESTATION AND SEDIMENT CONTROL (BLUE BOOK) FOR INFORMATION ON TOPSOIL APPLICATION AND GRADES.

THE PERMANENT SEED MIX SHALL BE AS FOLLOWS:

SEEDS	DATE PLANTING SEEDS	DATE TOP SOIL RENEWED
PERMANENT RYE	18	2.0
FINE FESCUE	25	0.5

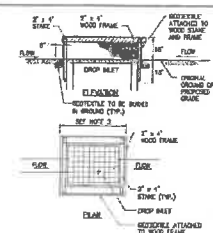
FERTILIZER SHALL BE COMMERCIAL FERTILIZER (16-8-8) INORGANIC OR ORGANIC, CONTAINING NOT LESS THAN FIVE PERCENT NITROGEN AND FIVE (5) PERCENT WATER SOLUBLE POTASSIUM. FERTILIZER CONTAINING PHOSPHORUS IS PROHIBITED.

PREPARE AND INSTALL A MULCH APPROPRIATE TO PROTECT THE SOILS DURING ITS GROWING PERIOD. REFER TO THE CURRENT EDITION OF THE SITE SPECIFICATIONS AND SPECIFICATIONS FOR BORESTATION AND SEDIMENT CONTROL (BLUE BOOK) TO DETERMINE THE APPROPRIATE MULCHING TECHNIQUES FOR THE PARTICULAR SITE CONDITIONS.

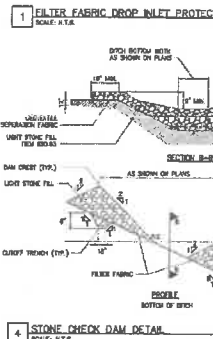
WHEREVER UTILITY CEMENTS SHALL HAVE 6 INCHES OF TOPSOIL, FINE GRASS, AND SEEDS.

EROSION & SEDIMENT CONTROL PLAN & NOTES

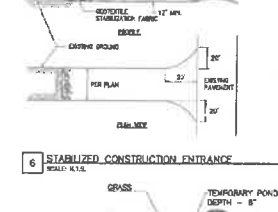
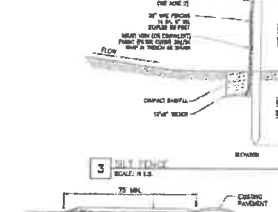
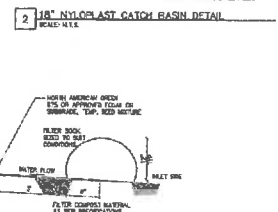
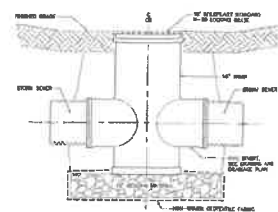
C-202



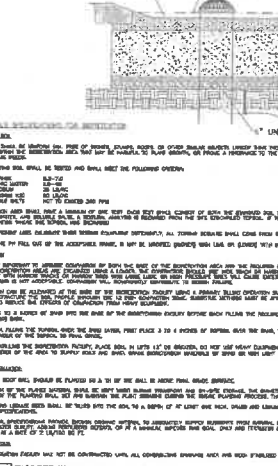
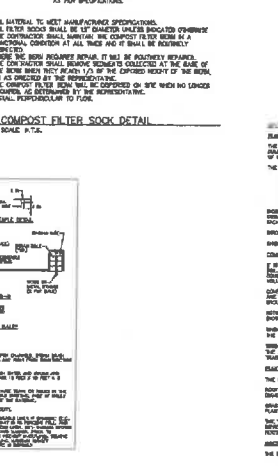
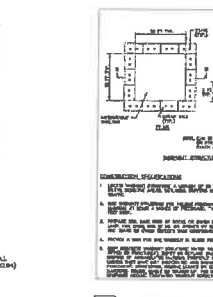
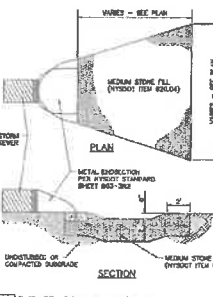
1. SCREEN SHALL BE SET FROM A CONTAINMENT WALL TO ELIMINATE POINTS OF CONTACT AND NECESSARY THEY SHALL BE OVERLAPPED TO THE NEXT FRAME.
2. FRAME MATERIAL SHALL BE STAINLESS STEEL WOOD OR EQUIVALENT WITH A MINIMUM LENGTH OF 3 FEET.
3. SPACE BETWEEN FRAMES SHALL BE 18\"/>



1. ALL MATERIAL TO MEET MAINTENANCE OPERATIONS.
2. ALL FILTER SOCKS SHALL BE 1/2\"/>



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GHIA
 4000 North Lincoln Avenue, Suite 200
 Chicago, IL 60630
 (773) 399-8000
 www.ghia.com

PROPOSED RESIDENCE
 1500 N. LAUREL AVE.
 SKANEATELE, NY

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	08/14/2018	ISSUED FOR PERMITS	J. J. [Name]	[Name]
2	08/14/2018	REVISED PER COMMENTS	J. J. [Name]	[Name]
3	08/14/2018	REVISED PER COMMENTS	J. J. [Name]	[Name]
4	08/14/2018	REVISED PER COMMENTS	J. J. [Name]	[Name]
5	08/14/2018	REVISED PER COMMENTS	J. J. [Name]	[Name]
6	08/14/2018	REVISED PER COMMENTS	J. J. [Name]	[Name]
7	08/14/2018	REVISED PER COMMENTS	J. J. [Name]	[Name]
8	08/14/2018	REVISED PER COMMENTS	J. J. [Name]	[Name]
9	08/14/2018	REVISED PER COMMENTS	J. J. [Name]	[Name]
10	08/14/2018	REVISED PER COMMENTS	J. J. [Name]	[Name]

EROSION & SEDIMENT CONTROL DETAILS

Checked By: [Name] Drawn By: [Name] Created By: [Name]
 Scale: [Scale] Date: [Date] Scale: [Scale]
 Project: [Project Name] Title: [Title]
 Drawing No.: [Drawing No.]

C-203



PLANT SCHEDULE

Tree	Code	Qty	Botanical Name	Common Name	Size	Container	Remarks
○	AW	1	AMELANS BERGAMONNE	CANADIAN SPRUCE	2.0 GAL	BAR	WINDY EXPOSURE AREA
○	CP	2	CORNUS ALBA RUBROBACCATA	RED DOGWOOD	2 GAL	BAR	
○	DB	2	QUERCUS SCOPULORUM	SWAMP WHITE OAK	2 GAL	BAR	
○	ZDDB	2	BOENNINGHAUSIA SPECIOSA	RED CHERRYBERRY	3 GAL	COYD	REMARKS
○	AA	10	ARUNDO DONAX	REED	3 GAL	COYD	
○	AZ	10	ADONIS A. MONTANA	ADONIS	1 GAL	COYD	
○	HS	10	HYDRANGEA LANCEOLATA	HYDRANGEA	10-20" HT	COYD	
○	M	10	MAHONIA	MAHONIA	10-20" HT	COYD	SECRETION AREA
○	HS	10	HELIOPSIS SCOPULORUM	HELIOPSIS	10-20" HT	COYD	
○	REMARKS						
○	ZDDB	2	BOENNINGHAUSIA SPECIOSA	RED CHERRYBERRY	3 GAL	COYD	REMARKS
○	TS	20	TAXUS CANADENSIS	REDWOOD	10-20" HT	COYD	
○	REMARKS						
○	AT	111	ARUNDO DONAX	REED	1 GAL	COYD	SECRETION AREA
○	AV	103	ADONIS A. MONTANA	ADONIS	1 GAL	COYD	SECRETION AREA
○	LC	148	LIABRA CORDATA	LIABRA	1 GAL	COYD	SECRETION AREA
○	REMARKS						
○	ZDDB	2	BOENNINGHAUSIA SPECIOSA	RED CHERRYBERRY	3 GAL	COYD	REMARKS
○	JS	100	JUNIPERUS HORIZONTALIS	BLUE CHIP JUNIPER	1 GAL	COYD	47 GAL

LANDSCAPE NOTES

- THE CONTRACTOR SHALL SUPPLY PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN AND TO COVER THE CONTINGENCY BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE REQUIRED BY THE CONTRACTOR. QUANTITIES SHOWN ARE NOT TO BE CONSIDERED AS A BASIS FOR ORDERING.
- THE CONTRACTOR SHALL VERIFY AND MAINTAIN SUFFICIENT STOCK OF PLANT MATERIALS TO COMPLETE THE WORK SHOWN AND TO COVER THE CONTINGENCY BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE REQUIRED BY THE CONTRACTOR. QUANTITIES SHOWN ARE NOT TO BE CONSIDERED AS A BASIS FOR ORDERING.
- NO PLANT MATERIALS WILL BE ACCEPTED WHICH DISPLAYS MAJOR DEFECTS OR DISEASES. THE OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS WHICH DISPLAYS SUCH DEFECTS OR DISEASES.
- CONTRACTOR MAY SUBSTITUTE ANY OF THE PLANTS LISTED IN THE PLANT SCHEDULE WITH AN EQUIVALENT PLANT APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- REPLACEMENT PERIOD SHALL BE MAINTAINED IN ALL AREAS TO BE PLANTED FOR A PERIOD OF SIX MONTHS FROM THE DATE OF PLANTING.
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NOTES & RECOMMENDATIONS

- ALL AREAS OF THE SITE WHICH ARE DESIGNATED AND NOT PLANTED, SHALL BE PLANTED WITH GRASS SEEDING AND SOIL PREPARATION TO BE INSTALLED TO A MINIMUM 4" DEPTH IN AREAS OF GRADE.
- TOPSOIL SHALL CONSIST OF FERTILE, FINE, WELL-AERATED, WELL-DRAINING, AND FREE OF STONES, LIMESTONE, OR OTHER MATERIALS WHICH WOULD BE HARMFUL TO PLANTS.
- PROPOSED TOPSOIL SHALL BE TESTED BY INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE ENGINEER FOR REVIEW. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS AND TEST SHALL BE PERFORMED IN THE FIELD OF TOPSOIL.
- MATERIAL TOPSOIL SHALL BE APPLIED IN ACCORDANCE WITH APPROVED METHODS BY APPROVED METHODS TO MEET THE ABOVE REQUIREMENTS.
- RECORDS SHALL BE KEPT OF ALL PLANTS PLANTED WITH SPECIES AND VARIETY CORRESPONDING TO PRELIMINARY AND FINAL PLANS. RECORDS SHALL BE KEPT FOR A PERIOD OF SIX MONTHS FROM THE DATE OF PLANTING. THE SOIL SHALL BE TESTED FOR PHOSPHORUS AND NITROGEN AT THE TIME OF PLANTING.
- CONTRACTOR TO PREPARE AND INSTALL A MAINTENANCE PLAN TO PROTECT THE PLANTS FROM THE PROPOSED PERIOD OF GRADE. THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE PLANTS FROM THE PROPOSED PERIOD OF GRADE SHALL BE MAINTAINED THROUGHOUT THE PERIOD OF GRADE.
- WATER THROUGHOUT MAINTENANCE PERIOD FOR WEED CONTROL AND REGULARLY TO BE MAINTAINED.

CHA
 CHARTERED SURVEYORS
 100 WEST LAKE ROAD
 SHAWNEE, NY 12589
 (518) 537-1111
 www.cha-surveyors.com

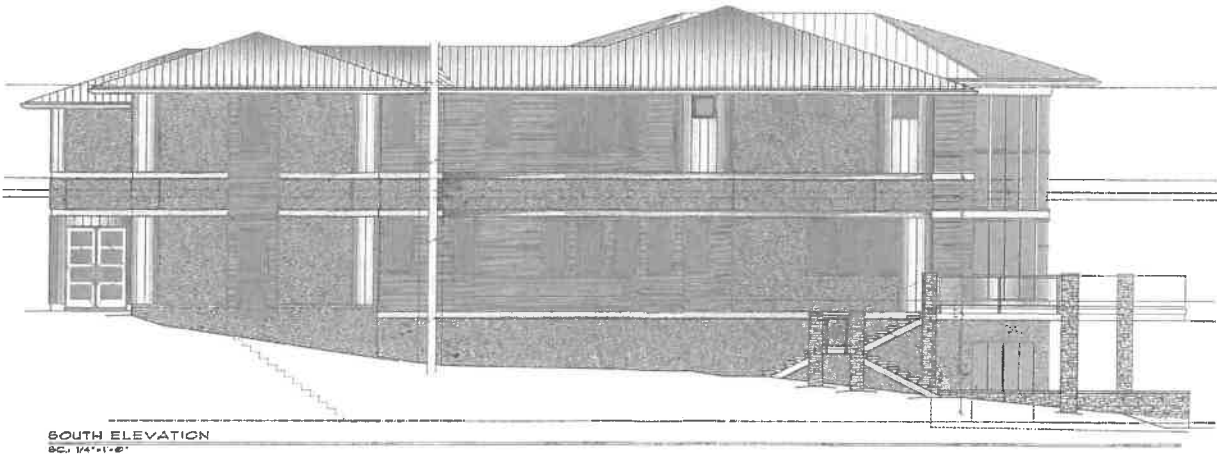
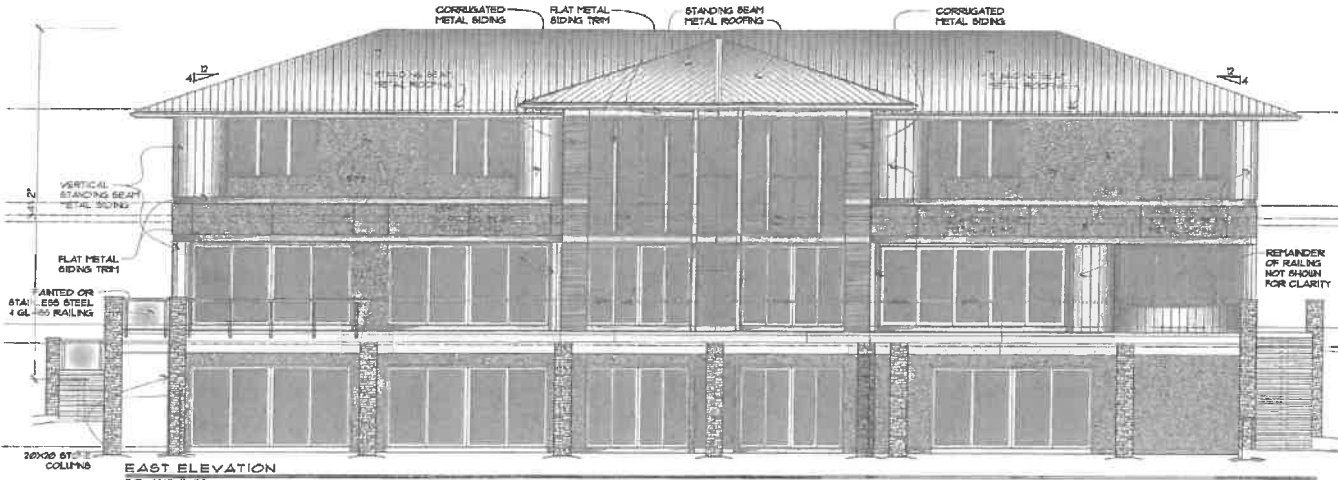
PROPOSED RESIDENCE
 100 WEST LAKE ROAD
 SHAWNEE, NY

NO.	DATE	DESCRIPTION	BY	CHECKED
1	08/15/2023	ISSUED FOR PERMITTING	J. J. [Signature]	[Signature]
2	08/15/2023	ISSUED FOR PERMITTING	J. J. [Signature]	[Signature]
3	08/15/2023	ISSUED FOR PERMITTING	J. J. [Signature]	[Signature]
4	08/15/2023	ISSUED FOR PERMITTING	J. J. [Signature]	[Signature]
5	08/15/2023	ISSUED FOR PERMITTING	J. J. [Signature]	[Signature]

SITE LANDSCAPING PLAN

Designed By: J. J. [Signature] Date: 08/15/2023 Created By: J. J. [Signature]
 Drawn By: J. J. [Signature] Date: 08/15/2023
 Checked By: J. J. [Signature] Date: 08/15/2023
 Scale: As Shown

C-401

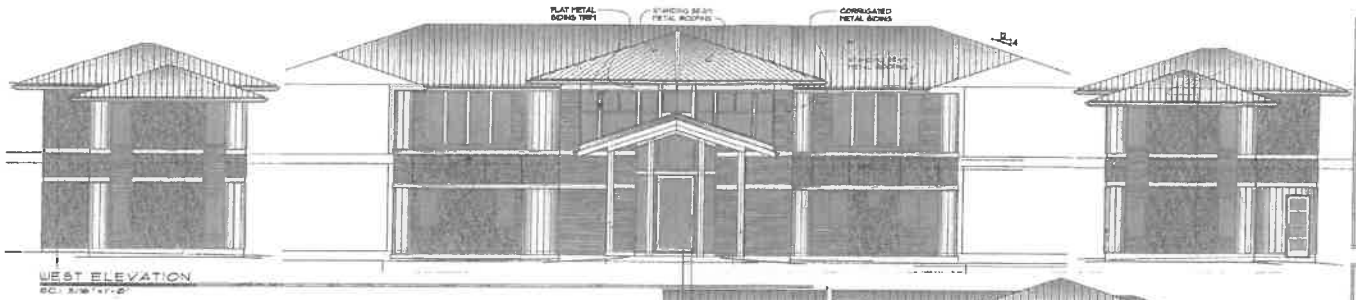


NEW RESIDENCE:
 RONALLI FAMILY
 12 WEST LAKE ROAD
 TOWN OF SHARONVILLE, NY

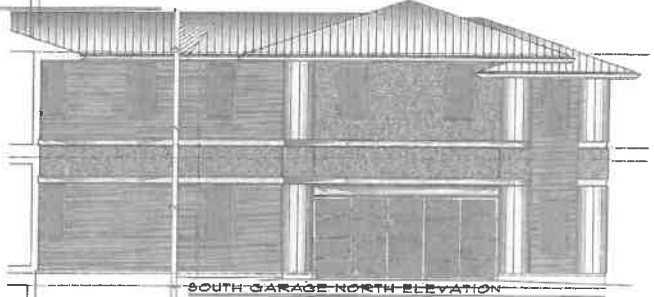
Architect
 ROBERT O. ECCLESTON
 1391 EAST GENESEE STREET
 SHARONVILLE, NY 13152
 (315) 695-0144

PROJ: 20252

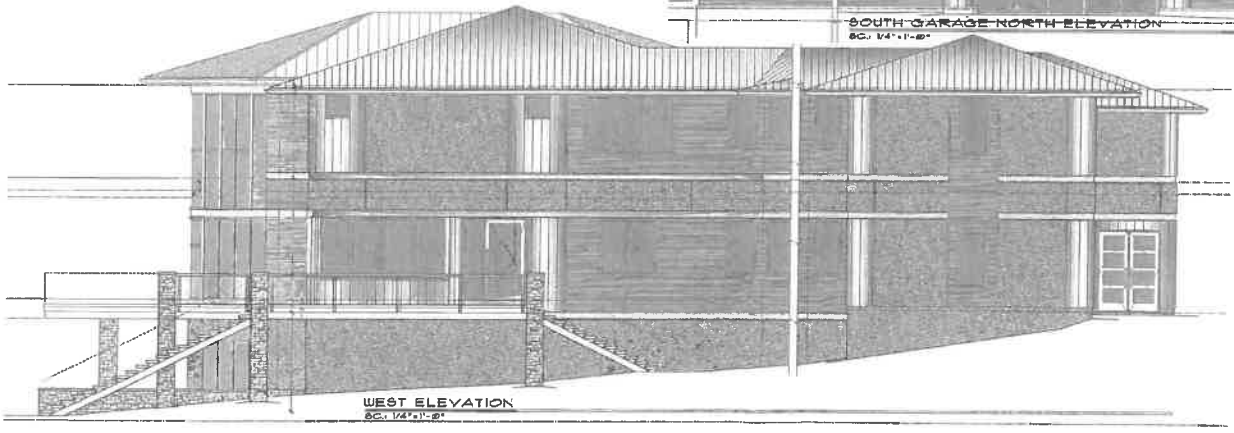
DATE:
 30 APRIL 2021
 5 MAY 2021



WEST ELEVATION
SC: 1/8" = 1'-0"



SOUTH GARAGE NORTH ELEVATION
SC: 1/4" = 1'-0"



WEST ELEVATION
SC: 1/4" = 1'-0"

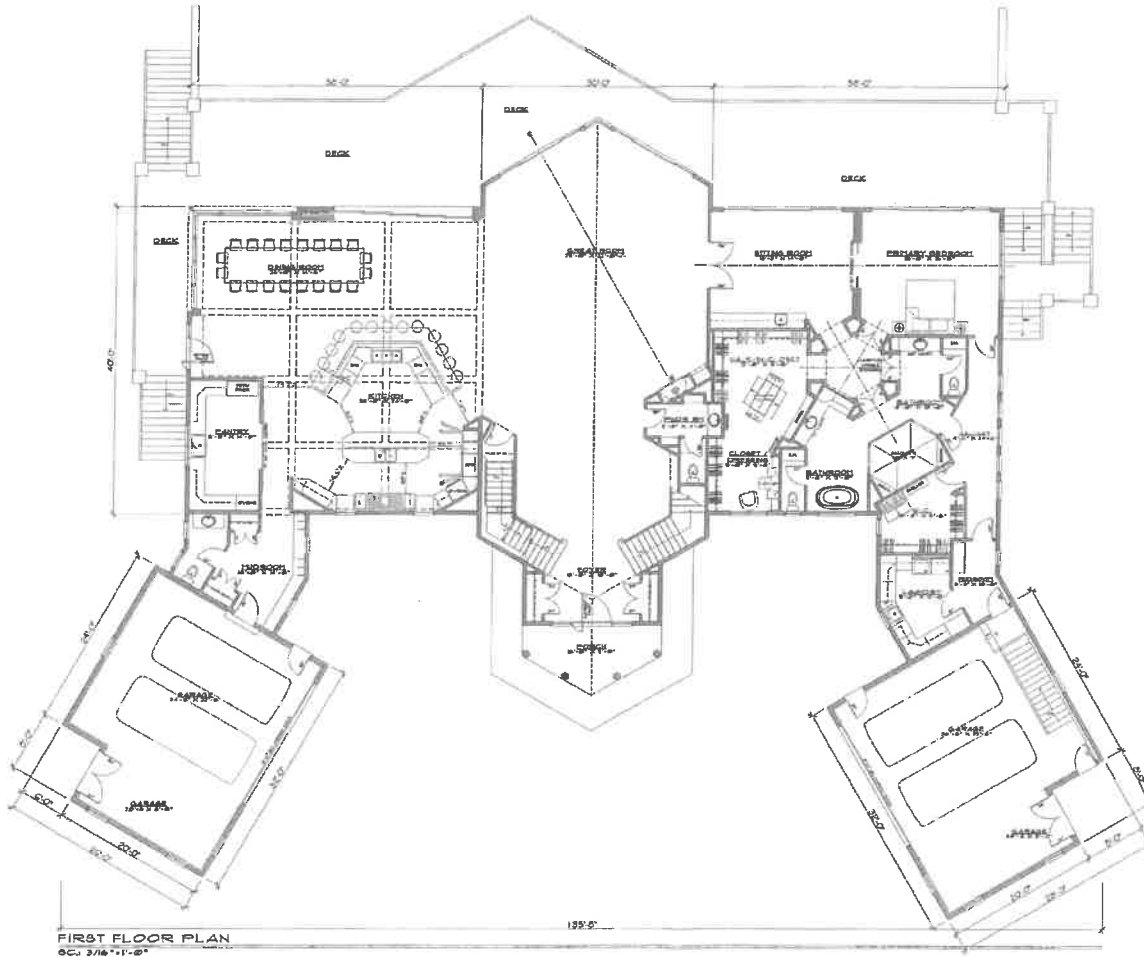


NEW RESIDENCE:
RAMALLI FAMILY
12 WEST LAKE ROAD
TOWN OF SONNENTALE, NY

architect
ROBERT O. ECCLESTON
1331 EAST GARDNER STREET
SKANEATELES, NY 13152
(518) 695-6144

PROJ: 20232

DATE:
30 APRIL 2021
5 MAY 2021



NEW RESIDENCE:

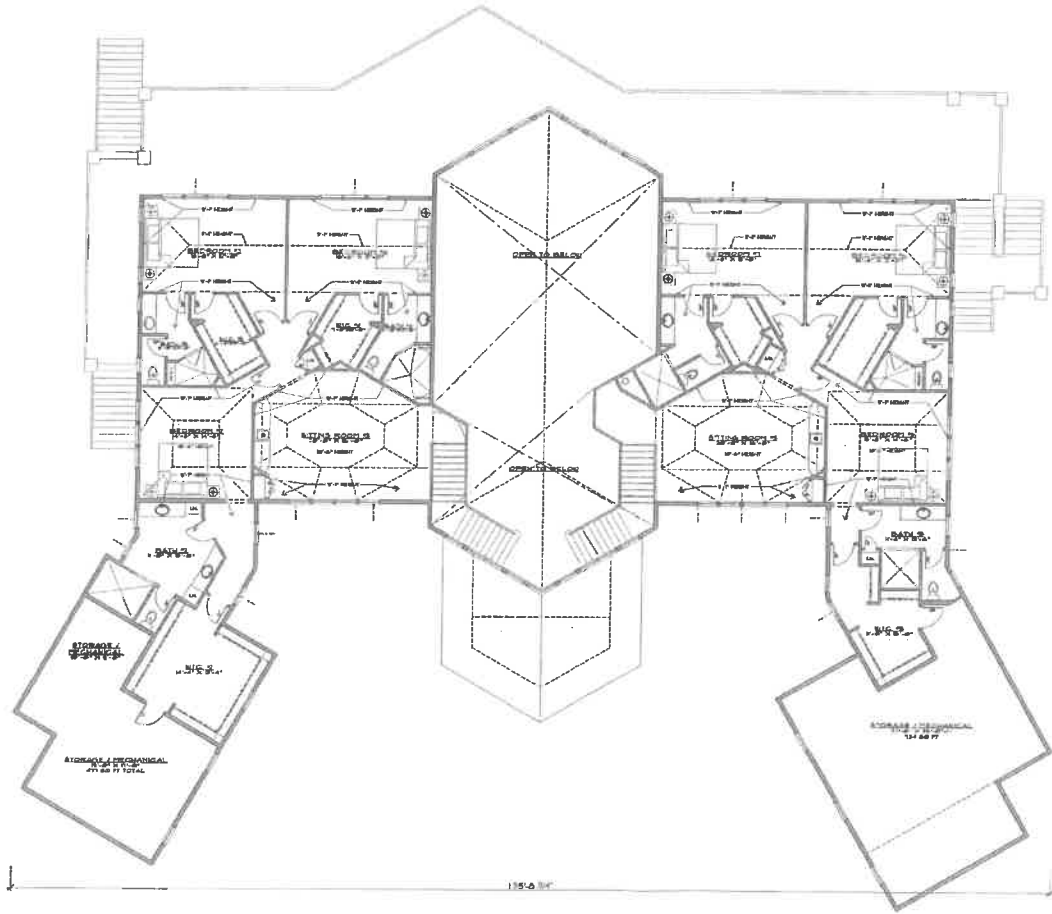
RANALI FAMILY
1012 WEST LAKE ROAD
TOWN OF SKANDIACELES, NY

architect
ROBERT O. EGLESTON
1391 EAST GENESSEE STREET
SKANDIACELES, NY 13152
(315) 665-9144

PROJ: 20232

DATE:
30 APRIL 2021
14 MAY 2021

3 OF 5



SECOND FLOOR PLAN
 02, 3/15/21, 01

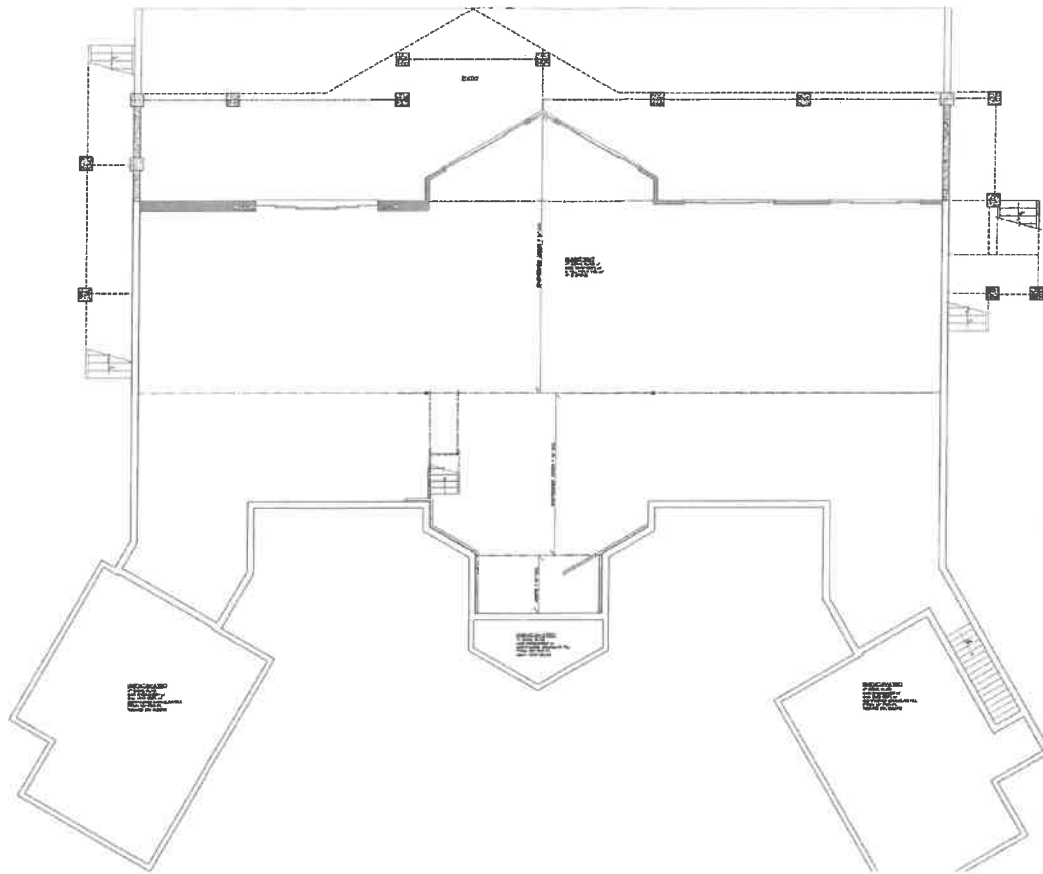


NEW RESIDENCE:
 RAVALLI FAMILY
 1012 WEST LAKE ROAD
 TOWN OF SKANDATELES, NY

architect
 ROBERT O. EGGLESTON
 1391 EAST GARFIELD STREET
 SKANDATELES, NY 13152
 (315) 685-2144

PROJ: 20222

DATE:
 30 APRIL 2021
 18 MAY 2021



BASEMENT / FOUNDATION PLAN
 Scale: 3/16" = 1'-0"

NEW RESIDENCE:
 RANALI FAMILY
 1.812 WEST LAKE ROAD
 TOWN OF SKANATELES, NY

architect
 ROBERT O. EGGLSTON
 130 WEST 10TH STREET
 SKANATELES, NY 13152
 (315) 625-0144

PROJ: 20232

DATE:
 30 APRIL 2021