COLE RESIDENCE

42 BELLAIR DRIVE
DOBBS FERRY NY 10522

OUTDOOR FIREPLACE AND BBQ COUNTER

DIVISION 1
LAWS AND REGULATIONS

1.The Work of the Contract consists, in general, of an addition to and alterations of an existing residence, as shown in these Drawings and Specifications. Other Contract Documents include, but are not limited to, the Agreement, including General Conditions

2. All work shall be in compliance with all laws rules and regulations of the Village of Dobbs Ferry and shall comply with the NY State Building, Energy Code, National Elec. Code, BOCA Plumbing Code, ADA and all other authorities having jurisdiction.
All requirements specified inthe code shall be adhered to as if they were called for or shown on the drawings. This shall not be construed to mean that any requirements set forth on these drawings can be modified because they are more stringent than the code requirements or because they are not specifically required by code.

3. All materials, equipment, assemblies, forms and methods used in the project shall conform to and have approvals in accordance with all public authorities or agencies having jurisdiction over the project.

4. All manufactured products shall be installed in accordance with the manufacturer's instructions and recommendations and shall conform to ASTM standards

5. General Contractor shall be licensed with the County of Weschester and bonded.

6. All plumbing work is to be performed by a licensed plumber. Obtain plumbing permit. Upon completion, Plumbing Contractor shall obtain a final sign-off as required by the local municipality.

7. All electrical work is to be performed by a licensed electrician. Obtain electrical permit. Upon completion of work Electrical Contractor shall obtain a New York Board of Fire Underwriters electrical certificate of compliance.

8. The Owners will obtain and pay for the Building Permit. The Contractor shall arrange, and shall be responsible for obtaining and paying for any and all permits required by the municipality and the local building department and arranging for all required notifications, inspections, testing and approvals.

11. The Contractor shall provide and maintain workmen's compensation, liability and property damage insurance to limits as required by the municipality, and shall provide the Owners with an insurance certificate naming the Owners as additional insureds.

12. Certificates of Insurance shall cover all work performed by General Contractor, each Subcontractor and Suppliers.

13. The A.I.A Standard Form of Agreement between Owner and Contractor shall be binding on the work.

14. The Owner without the invalidating the Contract may order extra work or make changes by altering, deducting or adding to the work. The contract sum shall be adjusted accordingly. All such work shall be executed under the conditions of the original contract, except that any claims for extension of the time caused thereby shall be adjusted at the time of ordering such change.

15. No extras shall be permitted unless submitted in writing by the Contractor to the Owner and must include the following information:
a. Date and Change Order number.
b.The location and complete description of the work to be performed.
c.The Change Order cost, including the complete breakdown, so that the evaluation of the Change Order can be made.
d. Time schedule of the work to be done and confirmation that it shall not impact the project completion date.

16. Substantial completion of the work is defined as the date certified by the Owner when construction is sufficiently complete in accordance with the contract documents, so that the Owner can occupy the area for the purpose for which it was intended.

Contractor shall obtain Certificate of Occupancy upon completion of work.

17. Before final payment is issued, the following items must be submitted, but these submissions are not limited to these items:
a. Waivers of liens.
b. All warranties and guarantees
c. Manuals and instructions
d. As built drawings.

18. These drawings and specifications are valid only if they bear the impressed seal and original signature of the Architect whose name appears hereon.

19. Any unauthorized alteration or addition to these drawings is a violation of Section 7209 (2) of the New York State Education Law. Such authorization shall only be in writing, signed and sealed by the Architect.

20. These drawings are copyrighted © Eva Klein Bouhassira, 2019. As articles of service they are the property of the Architect and shall not be used for other building and purposes unless specifically approved by the Architect in writing.

DIVISION 1
COORDINATION

1. Verify and check existing conditions and dimensions on job site. Notify Architect as to any discrepancy. If field conditions necessitate changes or modifications they must first be approved by Architect. No work may be done until Change Order is issued.

2. If, during work, concealed conditions are revealed which are dangerous or contrary to Contract Documents, notify Architect immediately. If the conditions necessitate changes or modifications they must first be approved by Architect.

3. The Contractor shall direct and supervise the work and shall be solely responsible for all means, methods, sequences and procedures. He shall be responsible to the Owner for acts and omissions of his employees, subcontractors and persons performing work.

4. General Contractor is responsible for coordinating scope of work of each Subcontractor to insure all items required are included and performed in a timely sequence of construction. General Contractor shall be responsible for coordinating of all trades.

5. Coordinate locations of all structural framing with the location of electrical, plumbing, heating and mechanical installations.

6. The Architect's Office has not been retained to supervise construction. It is the Contractor's responsibility to follow the Contract Drawings and Specifications and to notify the Architect's office, the Owners, the Building Department of any discrepancies.

7. These drawings are reference documents only. The dimensions on these drawings are design deimensions. NEVER scale drawings. Use written dimensions or verify with the Architect.

8. All dimensions are FINISH TO FINISH, except for exterior wall dimensions, which are to exterior sheathing, unless otherwise noted.

9. Wall layout is subject to approval by the Architect. Lay wall plates for approval and schedule an inspection by Architect.
Set all work straight, plumb and level or with indicated slope.

10. All items specified to "Match Existing" to be submitted to Architect and Owner for approval prior to acquisition.

11. The contract is based on standards of quality established in the Contract Documents. Substitutions will be considered only when submitted with all of the required data for review and approval by the Architect.

12. All items noted on drawings as "Provided by Owner" shall be purchased and delivered to the site by Owner and will be installed by Contractor.

13. All Shop Drawings shall be submitted to the Architect for approval prior to commencement of work.

DIVISION 1
GENERAL CONSTRUCTION PROCESS

1.The Contractor before submitting the proposal shall visit the premises and familiarize himself as to the nature and scope of the work, and difficulties that attend its execution.

2. The submission of the proposal will be construed as evidence that such an examination has been made and later claims for labor, equipment or material required for difficulties encountered which could have been averted, has such an examination had been made, will not be recognized.

3. The Contractor shall submit a construction schedule and schedule of construction cost values prior to construction.

4. Comply with all applicable federal, state and local safety rules and requirements.

5. The Contractor shall perform all work required for completion of the Project whether or not indicated in the Drawings. The Contractor shall fully furnish all required labor, materials, equipment and any other items which may be deemed necessary to the proper execution and completion of all work shown, called for or inferred by these accompanying drawings and specifications. The intention of the Drawings is to show material relationships for the complete and proper functioning of the entire Project.

6. Contractor shall be responsible for making sure that the site and its contents are secured from entry by non-authorized persons at all times during construction and at the end of each working day.

7. Use only new materials without defects. All materials shall be protected before, during and after installation from loss and damage.

8. The Contractor shall insure that the work site is maintained at all times in such a way as to prevent injury or damage to all persons working on or visiting the premises, public and including related and personal property.

9. Contractor shall insure that all site, building and adjacent utilities which may come into conflict with Work have been disconnected or properly protected from contact and harm during construction.

10. All existing exits and exit approach shall be continuosly maintained free of obstruction during construction.

12. During the entire construction period all existing lighting, fire protection devices and alarms shall be continuously maintained.

13. Where openings occur in existing fire rated areas or partitions due to existing or new conduit runs, ductwork, cables, pipes etc. and / or where existing fire-proofing has been removed as a result of existing or new construction work, the Contractor shall close and / or patch as required to match existing material and rating.

14. All penetrations through fire partitions shall be fire-stopped or filled with non-combustible materials to prevent the passage of flame, smoke, fumes, and hot gases. Flammable materials are not permitted as insulation materials or fill.

15. The Contractor shall do all patching required for all subcontractors to complete their work.

16.All existing valves and controls for mechanical equipment are to be kept clean and ready for access. Any possible construction interference that would prevent access is to be brough to the attention of the Owner and the Architect.

17. Any work performed by Contractor or his representatives which causes damage to the building or property shall be corrected. The Contractor shall bear the full cost of correcting such errors, including cost of necessary professional services.

18. Contractor shall keep all work areas clear of refuse and debris, provide for legal removal and disposition of debris for the duration of the project. Upon completion he shall leave the premises free and clear of all rubbish and in a broom swept condition.

19. The Owner shall provide temporary electric power and water for reasonable use by Contractor. The Contractor will provide and pay for temporary heat if required, and temporary sanitary facillites and maintenance.

20. In the event that the Contractor encounters mold or asbestos or products containing or thought to contain asbestos or mold, he shall remove all persons from the property immediately without disturbing these products, and shall notify the Architect and the Owner. In consultation with the Contractor and the Architect, the Owner will then take necessary action to identify the potential mold or asbestos material and institute measures to mitigate possible danger as mandated by law.

21. Contractor to take appropriate measures to protect all parties from potential hazards produced by the removal of or damage to suspected lead-based paints and coatings existing on the property. All paint layers to be damaged or removed shall be tested for lead prior to start of work. If tests are positive, mitigation measures shall include, without being limited to, suitable respirators for workmen, negative pressure chambers, capturing of all particles around the work and on workmen leaving the site, and disposal of all waste as mandated by law. Particular attention shall be paid to preventing wind- borne dispersal of particles. If the Contractor cannot fullfill these requirements with his own forces he shall employ a specialty subcontractor, experienced in lead containmnet and removal for the work. The Contractor shall assume that all paint applied before 1973 contains lead. Tests for lead containing particles on or around the site after work completion may be conducted by the Owner. Lead levels shall be below federal standards or clean up shall be required.

22. The Contractor shall submit to the Architect application for and certification of payment for approval. The Architect will forward the request to the Owner.

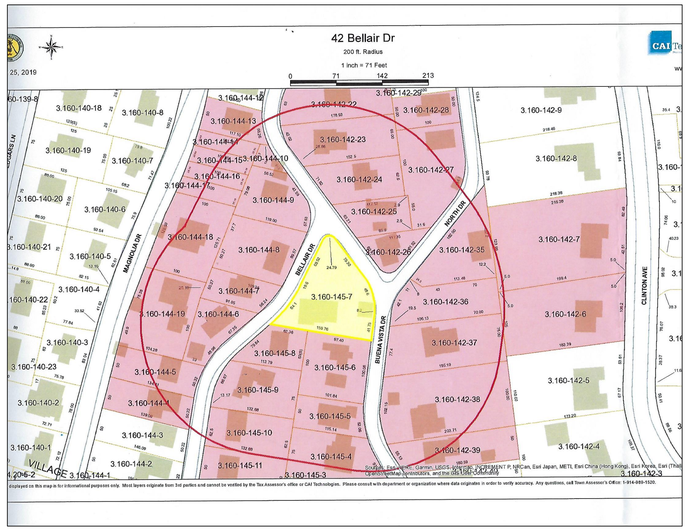
23. Upon completion, Contractor shall deliver to the Owner copies of all product, material, assembly and equipment technical data, warranty information, operating and maintenance instructions as supplied by manufacturers.

24. All work shall be guaranteed for a period of one year from completion against defective materials and workmanship. Any portions of work which develop defects during that time shall be replaced or repaired in manner satisfactory to the Owner without any additional cost to the Owner.

OWNERS

MR. AND MRS. SETH AND HANNAH COLE
42 BELLAIR DRIVE
DOBBS FERRY NY 10522

VILLAGE DOBBS FERRY
ZONING OF-5 DISTRICT
PARCEL 3.160-145-7



LIST OF DRAWINGS

A-001F	TITLE SHEET OUTDOOR FIREPLACE AND BBQ
A-002	PHOTOGRAPHS
A-003	SITE PLAN
A-004	FLOOR PLAN
A-007	AERIAL VIEW
A-009	OUTDOOR FIREPLACE AND BBQ ELEVATIONS AND DETAILS

REGISTERED ARCHITECT
EVA KLEIN-BOUHASSIRA
022688
STATE OF NEW YORK

Project Title

COLE RESIDENCE
42 BELLAIR DRIVE
DOBBS FERRY NY 10522

EVA BOUHASSIRA
ARCHITECT PC
50 HAMILTON AVENUE
HASTINGS-ON-HUDSON NY 10706
914-478-1223

No.	Date	Issue Notes
8	09/20/2022	OUTDOOR FIREPLACE + BBQ
7	09/14/2020	ADDITION AS-BUILT
6	09/19/2019	ISSUED FOR PB PUBLIC HEARING
5	09/12/2019	ISSUED FOR AHRB

Drawing Title

TITLE SHEET
OUTDOOR FIREPLACE and BBQ COUNTER

Project Manager: eeb	Project ID: 190519
Drawn By: ekb	Scale: As noted
Reviewed By: dcg	Drawing No.
Date: 05/19/2019	A-001 F of 7 sheets
CAD File Name: Filename	

REGISTERED ARCHITECT
EVA KLEIN-BOUHASSIRA
022688
STATE OF NEW YORK

Project Title

COLE RESIDENCE

42 BELLAIR DRIVE
DOBBS FERRY NY 10522

EVA BOUHASSIRA ARCHITECT PC
50 HAMILTON AVENUE
HASTINGS-ON-HUDSON NY 10706
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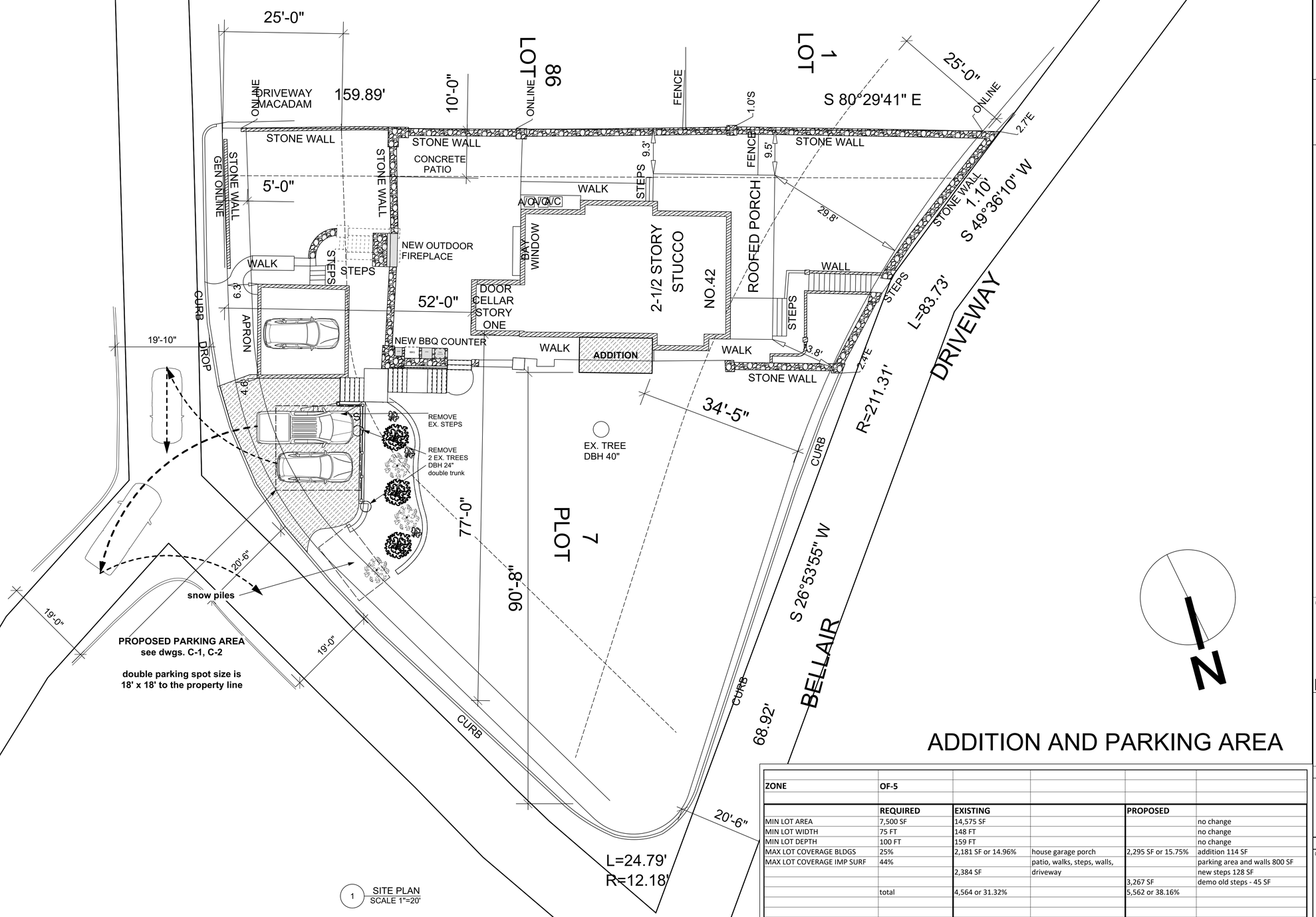
Drawing Title

PHOTOGRAPHS EXISTIING

Project Manager: eeb	Project ID: 190519
Drawn By: eeh	Scale: As noted
Reviewed By: ekb	Drawing No. A-002
Date: 05/19/2019	of 7 sheets
CAD File Name: Filename	



1 SITE PLAN
SCALE 1"=20'

ADDITION AND PARKING AREA

ZONE	OF-5				
	REQUIRED	EXISTING		PROPOSED	
MIN LOT AREA	7,500 SF	14,575 SF			no change
MIN LOT WIDTH	75 FT	148 FT			no change
MIN LOT DEPTH	100 FT	159 FT			no change
MAX LOT COVERAGE BLDGS	25%	2,181 SF or 14.96%	house garage porch	2,295 SF or 15.75%	addition 114 SF
MAX LOT COVERAGE IMP SURF	44%		patio, walks, steps, walls,		parking area and walls 800 SF
		2,384 SF	driveway		new steps 128 SF
				3,267 SF	demo old steps - 45 SF
	total	4,564 or 31.32%		5,562 or 38.16%	
MIN FRONT YARD	25'	13.8'	existing non compliant		no change
MIN REAR YARD	25'	52'			no change
MIN SIDE YARD EACH	10'	9.3'	existing non compliant		no change
		77'		90'	
MIN SIDE YARDS BOTH	25'	86.3'		99.3'	
ACCESSORY YARD	5'	4.6'	existing non compliant		no change
HEIGHT	35' and 2.5 STORIES				no change

LOT
PARCEL 3.160-145-7

THE SURVEY WHICH IS BEING SUBMITTED IS "AS THE PROPERTY CURRENTLY EXISTS".

LAND SURVEY BY Summit Land Surveying P.C. COMPLETED ON APRIL 16 2016

PROPOSED PLANT SPECIES

3 PCS. Ilex glabra compacta
3 PCS. Ilex glabra gem box
3 PCS. Cephalotaxus harringtonia Duke Gardens

REGISTERED ARCHITECT EVA KLEIN-BOUHASSIRA 022688 STATE OF NEW YORK

Project Title

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DOBBS FERRY NY 10522

EVA BOUHASSIRA ARCHITECT PC
50 HAMILTON AVENUE
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914-478-1223

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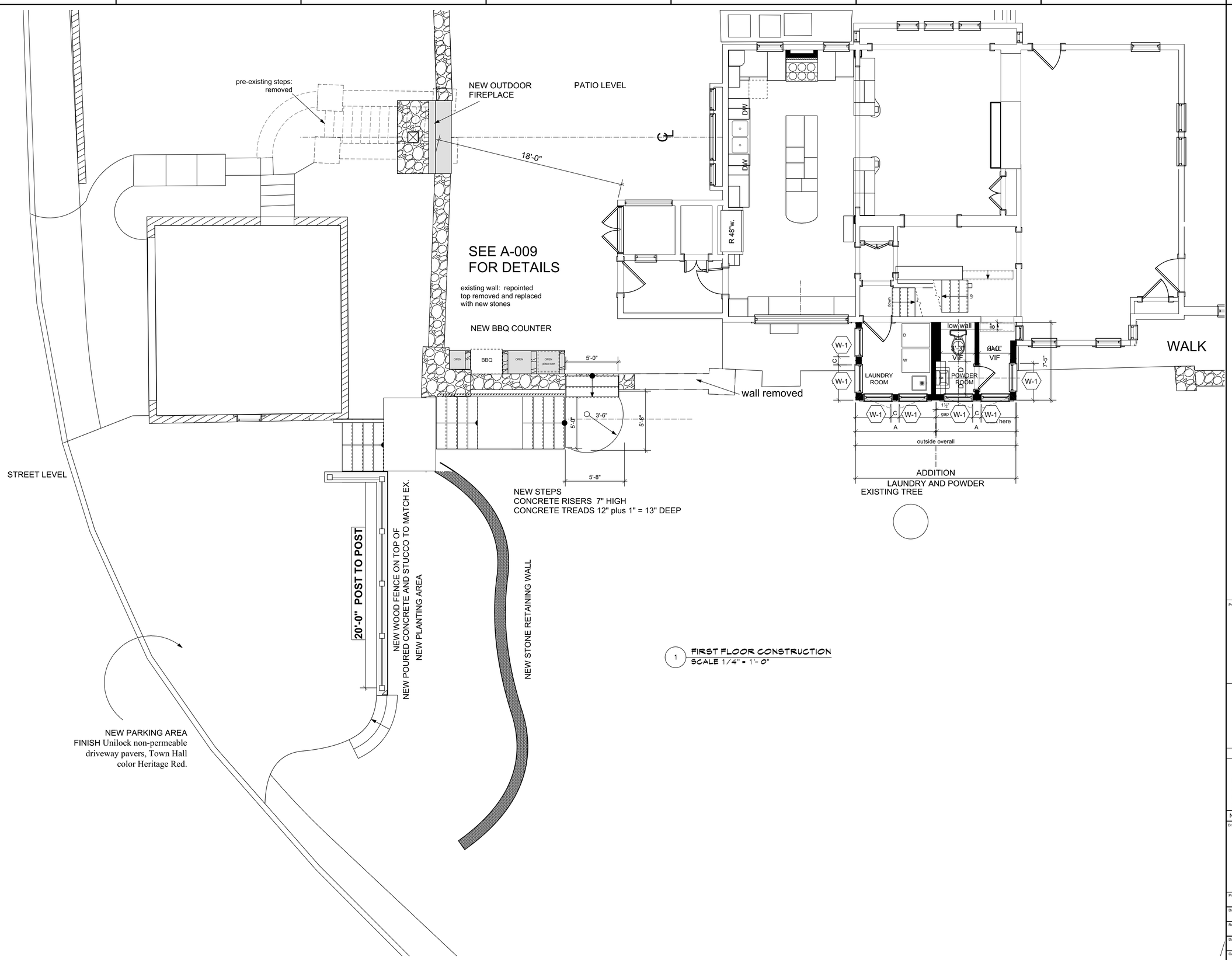
Drawing Title

SITE PLAN PROPOSED

Project Manager: eeb	Project ID: 190519
Drawn By: ekb	Scale: As noted
Reviewed By: dcg	Drawing No. A-003
Date: 05/19/2019	of 7 sheets
CAD File Name: Filename	



REGISTERED ARCHITECT
EVA KLEIN-BOUHASSIRA
022688
STATE OF NEW YORK

Project Title

COLE RESIDENCE

42 BELLAIR DRIVE
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Drawing Title

FIRST FLOOR

Project Manager: eeb	Project ID: 190519
Drawn By: ekb	Scale: As noted
Reviewed By: dcg	Drawing No. A-004
Date: 05/19/2019	of 7 sheets
CAD File Name: Filename	

Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable.

Certified To: Samuel Eckstut and Emily Eckstut, Bank of America, N.A. First Title Insurance Company, and Thoroughbred Title Services, LLC., for Title Number TTS13567 Only.

9/19/2019 3:09:55 PM
G:\Restored Files\SURVEY\WESTCHESTER\42 BELLAIR DF\WCRO1826-5-5.dwg

SCALE: 1"=20.0'
Measurement in U.S. Standard.

DATE: APRIL 16, 2016.

JOB NUMBER
WCRO1826-5-P7

LEGENDS:

C.L.F.	CHAIN LINK FENCE
BLDG.	BUILDING
GV	GAS VALVE
W.V.	WATER VALVE
DI	DRAINAGE INLET
W.I.F.	WROUGHT IRON FENCE
N/F	NOW OR FORMERLY
O.H.W.	OVER HEAD WIRES

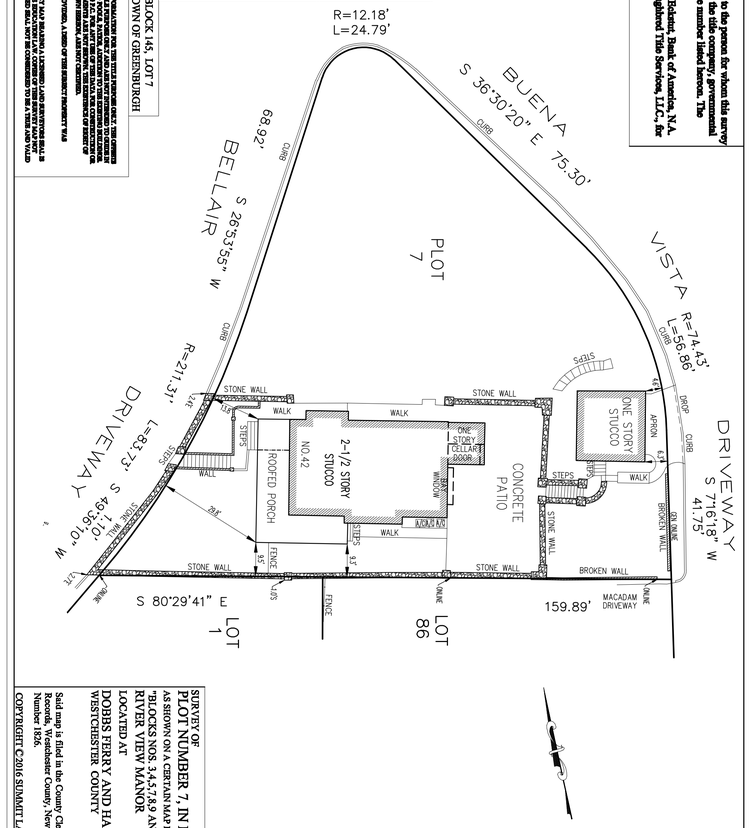
DO NOT SCALE

ALSO KNOWN AS SECTION 3.160, BLOCK 145, LOT 7
IN THE OFFICIAL TAX MAPS OF TOWN OF GREENBURGH

THE ABSTRACT TO AN INDEX TO THE LEGAL DESCRIPTION, NOTES, THE TITLE EXCEPTIONS, NOTES, THE OWNERSHIP BEFORE BEFORE AND FOR A SPECIFIC TITLE EXCEPTION, ONE, AND ANY NOTE OR EVIDENCE OF OWNERSHIP, IS NOT SHOWN OR DESCRIBED HEREON. THE SURVEYOR HAS NO RESPONSIBILITY OR LIABILITY IF ADVISED BY ATTORNEY AND NEW EVIDENCE OF A FACT MAY BE FOUND TO BE CONTRADICTORY TO THE EXISTING EVIDENCE OF FACT SHOWN HEREON. THE SURVEYOR HAS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS OR OMISSIONS IN WORK PERFORMED BY OTHERS, WITH WHOM HE HAS NO CONTRACT OF SUPERVISION, OR ANY ERROR OR OMISSION, IF SUCH ERROR OR OMISSION IS BASED ON INFORMATION PROVIDED BY OTHERS.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT REVIEWED. A REPORT OF THE SUBJECT PROPERTY WAS REVIEWED.

THE SURVEYOR'S LIABILITY IS LIMITED TO THE CLIENT NAMED HEREON. IN ADDITION, THE SURVEYOR'S LIABILITY IS LIMITED TO THE COST OF THE SURVEY. THE SURVEYOR'S LIABILITY DOES NOT INCLUDE ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES. THE SURVEYOR'S LIABILITY DOES NOT INCLUDE ANY DAMAGES DUE TO THE ACTS OF THIRD PARTIES.



SURVEY OF
PLOT NUMBER 7, IN BLOCK 5
AS SHOWN ON A CERTAIN MAP ENTITLED
"BLOCKS NOS. 3,4,5,7,8,9 AND 10 OF MAP NO. 1 OF
RIVER VIEW MANOR
LOCATED AT
DOBBS FERRY AND HASTINGS -ON HUDSON
WESTCHESTER COUNTY STATE OF NEW YORK.

Said map is filed in the County Clerk's office, Division of Land Records, Westchester County, New York, on Sept. 29, 1908 as Map Number 1826.

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This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 050666.

Summit Land Surveying P.C.
64 Virginia Avenue
Dobbs Ferry NY 10522
(914) 629-7758
Info@summitsurveyingpc.com

REGISTERED ARCHITECT
EVA KLEIN-BOUHASSIRA
022688
STATE OF NEW YORK

Project Title

COLE RESIDENCE

42 BELLAIR DRIVE
DOBBS FERRY NY 10522

EVA BOUHASSIRA ARCHITECT PC
50 HAMILTON AVENUE
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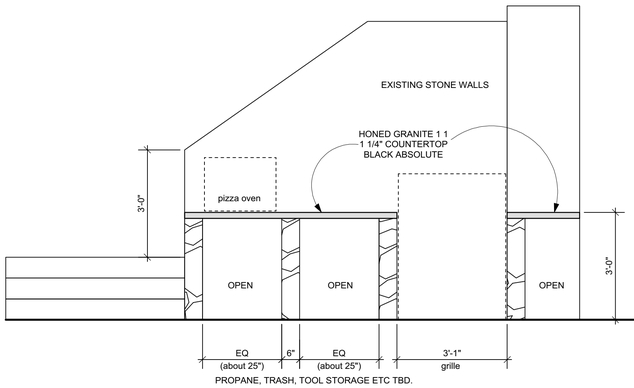
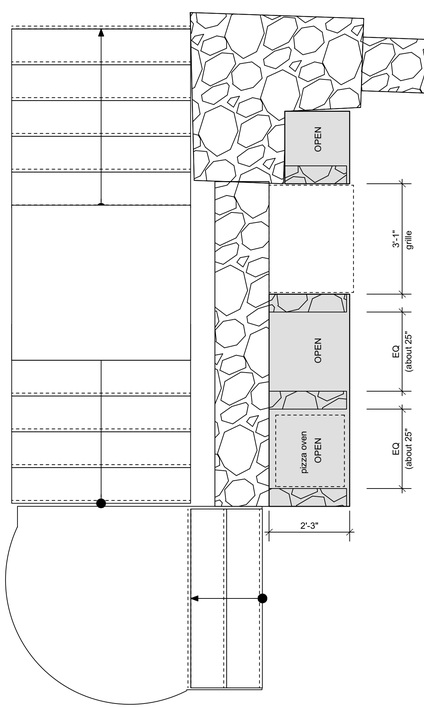
Drawing Title

AERIAL VIEW LIGHTING

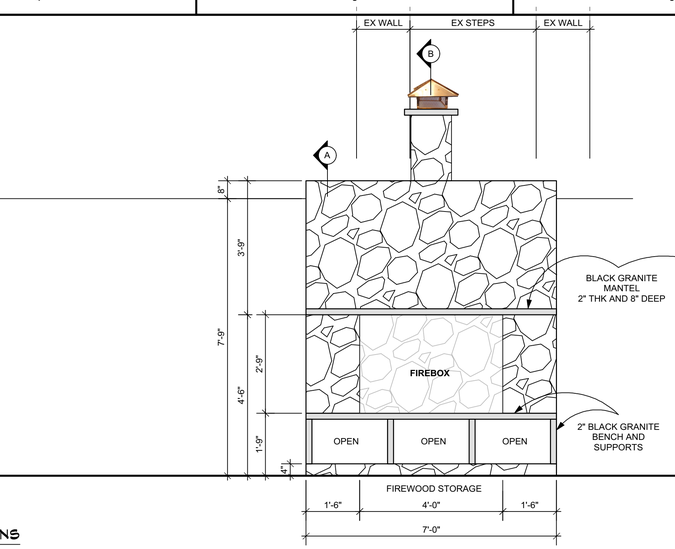
Project Manager: eeb	Project ID: 190519
Drawn By: ekb	Scale: As noted
Reviewed By: dcg	Drawing No. A-007 AERIAL
Date: 05/19/2019	of 7 sheets
CAD File Name: Filename	

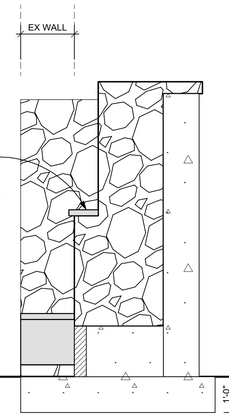


1 ELEVATIONS - SECTIONS
SCALE 1/2" = 1'- 0"

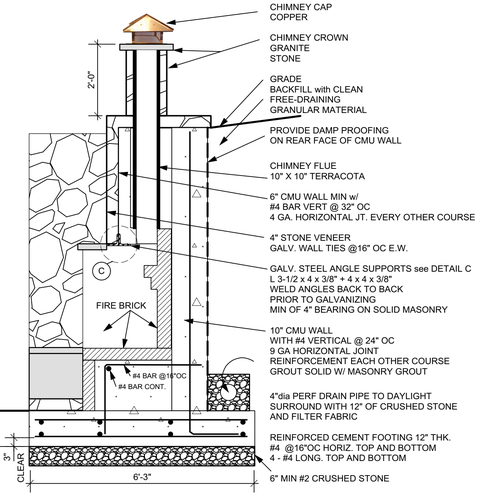


2 FLOOR PLAN
SCALE 1/2" = 1'- 0"

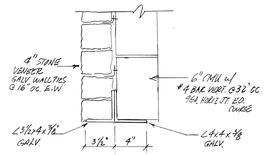




A SECTION

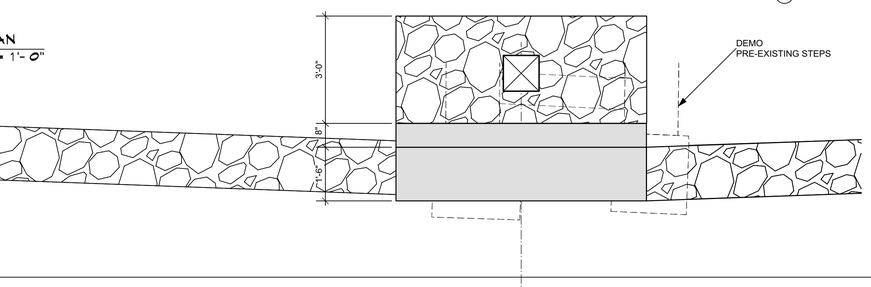


B SECTION FIREBOX



• PROVIDE MIN. OF 4" OF BEARING FOR STL ANGLES ON SOLID MASONRY.
• WELD ANGLES BACK TO BACK PRIOR TO GALV.

C SECTION STEEL DOUBLE L-SUPPORTS
NOT TO SCALE



EXISTING AFTER DEMOLITION

PROPOSED

REGISTERED ARCHITECT
EVA KLEIN-BOUHASSIRA
STATE OF NEW YORK
052688

Project Title

COLE RESIDENCE

42 BELLAIR DRIVE
DOBBS FERRY NY 10522

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914-478-1223

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Drawing Title

OUTDOOR FIREPLACE AND BBQ COUNTER

Project Manager: eeb	Project ID: 190519
Drawn By	Scale
Reviewed By	Drawing No. A-009
Date	of 7 sheets
CAD File Name: Filename	