

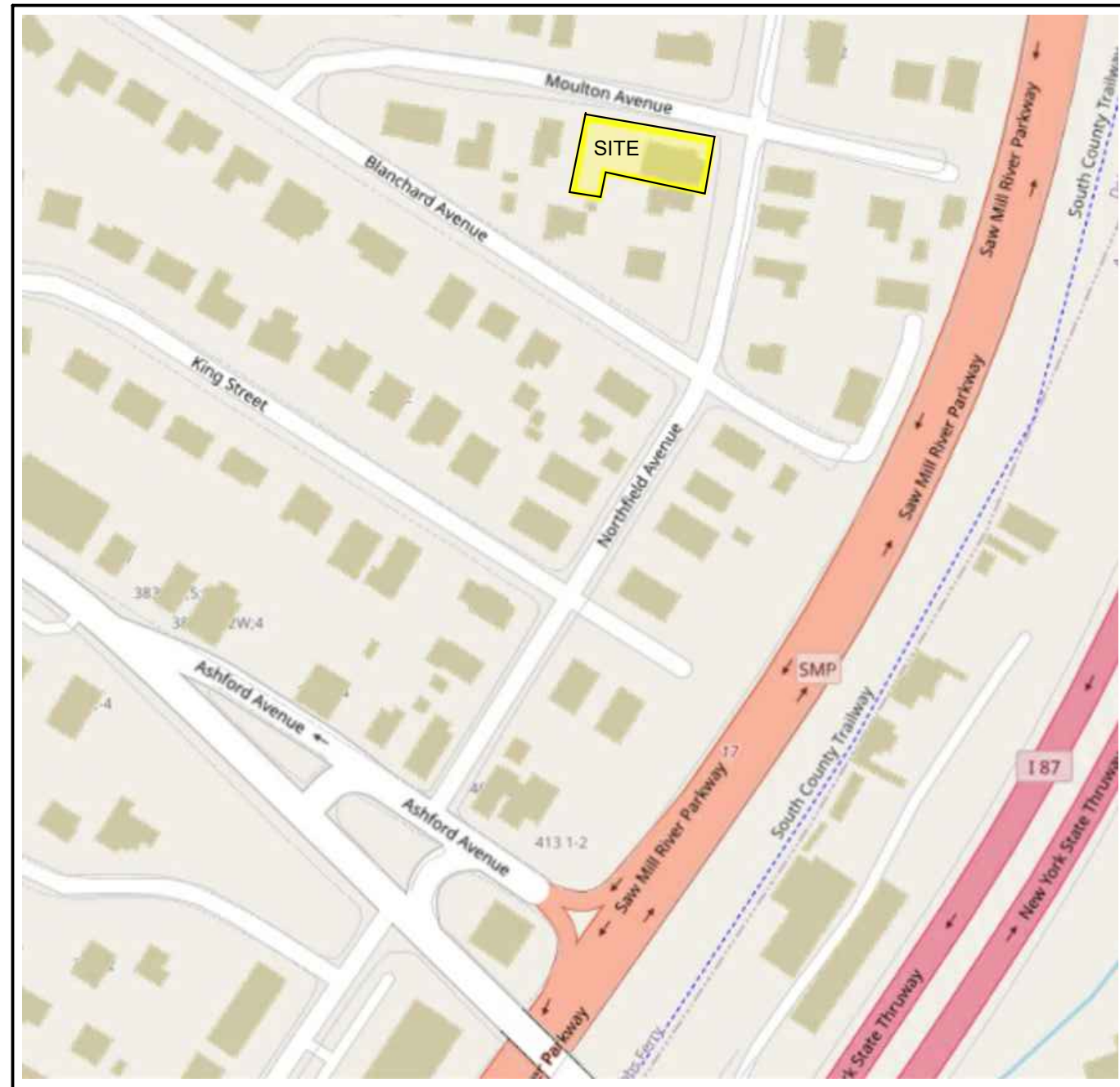
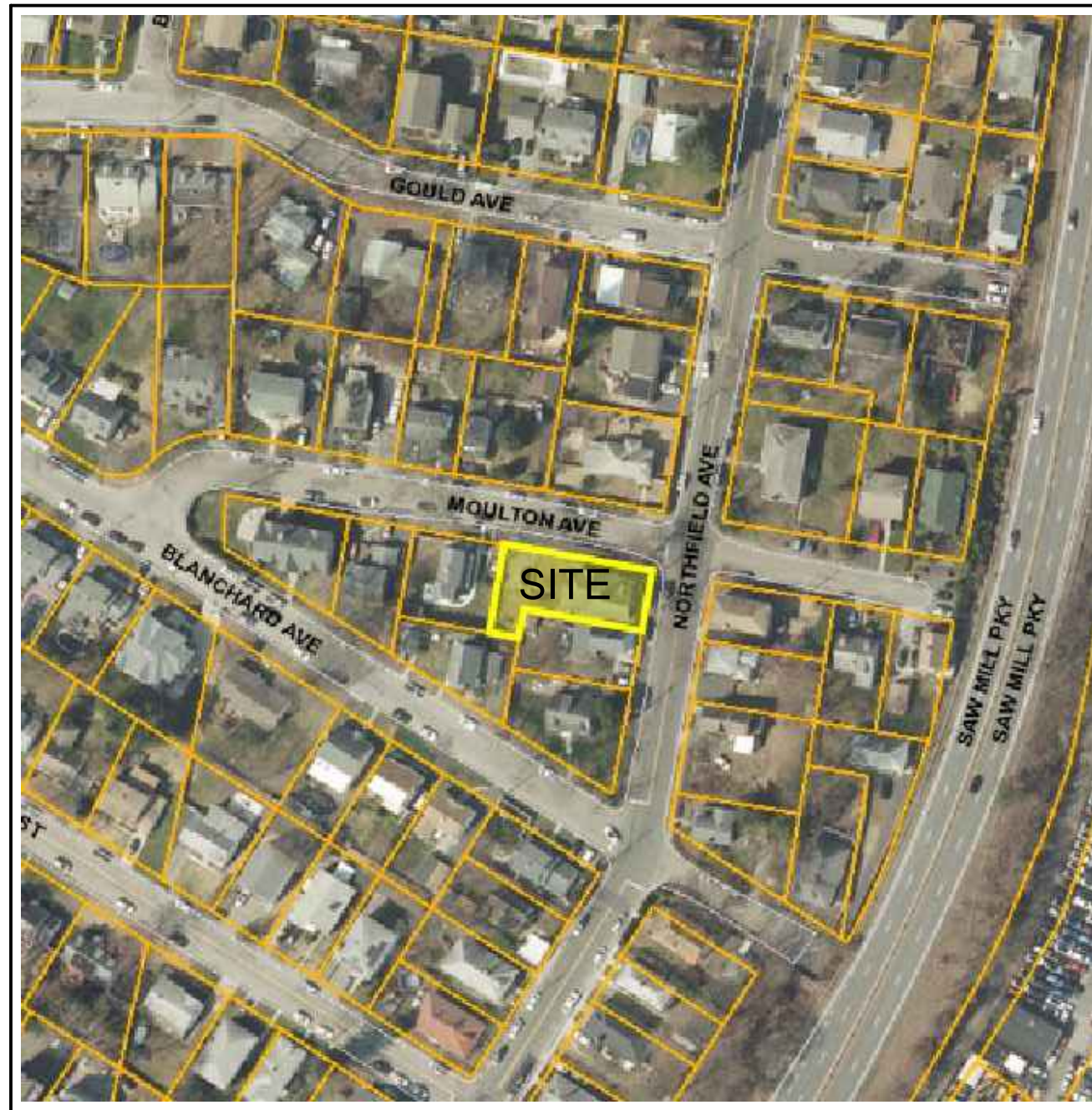
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY (RCNT ONLY)	SUBJECT TO DAMAGE FROM			CLIMATE ZONE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 LBS / SQ.FT.	*SPECIAL WIND REGION	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	4A	YES	**FIRM COMMUNITY PANEL NUMBER 360906	2000	51.6

* 115 MPH to 120 MPH: the special wind region should serve as warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Section 1609 of the IBC and Figure R301.2 (4) A of the IRC are likely to occur and should be considered in the design.

** State if applicable. For flood hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available on the FEMA web site <http://www.floodmap.floodsimple.com/>

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS										
CLIMATE ZONE	FENESTRATION U - FACTOR	SKYLIGHT U - FACTOR	GLAZED FENESTRATION SHGC	CEILING R - VALUE	WOOD FRAME WALL R - VALUE	MASS WALL R - VALUE	FLOOR R - VALUE	BASEMENT WALL R - VALUE	SLAB R -VALUE & DEPTH	CRAWL SPACE WALL R - VALUE
TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
4A	0.27	0.50	0.4	49	20 + 5	15 / 20	30	15 / 19	10 , 4 FT	15/19
TABLE R402.1.4 EQUIVALENT FACTORS										
4A	0.27	0.50		0.026	0.045	0.056	0.033	0.047	0.050	0.042

LIST OF ADJACENT PROPERTY OWNERS				
JOBING DISTRICT	LOT INFORMATION PARCEL	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
1	OF-6 3.100-74-16	FRANK AND MARIE FIROR	25 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
2	OF-6 3.100-74-17	JERRY AND ALEXANDRA KULPA	15 BLANCHARD AVENUE DOBBSFERRY, NY 10522	
3	OF-6 3.100-74-18	EILEEN WALSH TRUST	21 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
4	OF-6 3.100-74-19	JOSEPH ZYCH, JOANN JAYNE	1509 PENNY LANE GILBERTSVILLE, PA 11925	27 BLANCHARD AVENUE
5	OF-6 3.100-74-20	JOSEPH AND MARY PERILLO	31 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
6	OF-6 3.100-74-21	STEPHANIE M. GEARY	33 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
7	OF-6 3.100-80-1	STEVEN A. DEGREE, JAMIE ADORNO	47 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
8	OF-6 3.100-80-2	LEONARD SCAPEROTTA 55 NORTHFIELD REALTY LLC	55 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
9	OF-6 3.100-80-3	CARMELA SANZI, ERNESTO SANZI	61 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
10	OF-6 3.100-80-4	GEPPINO AND GIACENTA MUCCACCARO	21 GOULD AVENUE DOBBS FERRY, NY 10522	
11	OF-6 3.100-80-5	MARIA LANGER	33 GOULD AVENUE DOBBS FERRY, NY 10522	
12	OF-6 3.100-80-6	GENE ROBINS TRUST, SYBIL ROBINS TRUST	37 GOULD AVENUE DOBBS FERRY, NY 10522	
13	OF-6 3.100-80-16	MICHAEL AND KRISTIE FON	42 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
14	OF-6 3.100-80-17	THOMAS E. LYONS LIFE ESTATE	36 MOULTON AVENUE DOBBS FERRY, NY 10522	
15	OF-6 3.100-80-18	JEAN MAZZARO	34 MOULTON AVENUE DOBBS FERRY, NY 10522	
16	OF-6 3.100-80-19	DANIEL J. AND ROSE HARTNETT	30 MOULTON AVENUE DOBBS FERRY, NY 10522	
17	OF-6 3.100-80-20	GENE ROBINS, SYBIL ROBINS	37 GOULD AVENUE DOBBS FERRY, NY 10522	VACANT LAND
18	OF-6 3.100-81-3	DENNIS CONNOR	62 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
19	OF-6 3.100-81-4	DOMINIC TURDO, NICHOLAS TURDO	58 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	VACANT LAND
20	OF-6 3.100-81-5	DOMINIC TURDO, NICHOLAS TURDO	58 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
21	OF-6 3.100-81-6	HELEN KITROS, JOHN APOSTOLOPOULOS	6 MOULTON AVENUE DOBBS FERRY, NY 10522	
22	OF-6 3.100-83-1	CAROL M. AND VINCENT V. BOCCUMINI	35 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
23	OF-6 3.100-83-2	ANNA MARIE KNEIGHT	43 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
24	OF-6 3.100-83-4	HARVINDER JULKA	45 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	SUBJECT PROPERTY
25	OF-6 3.100-83-5	FRANK P. SPADACINI JR., TERRY MARIE	27 MOULTON AVENUE DOBBS FERRY, NY 10522	
26	OF-6 3.100-83-6	FAUST VENTURINO, DALE VENTURINO	34 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
27	OF-6 3.100-83-7	HENRY H. CHOU, CHRISTINE M. YU	38 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
28	OF-6 3.100-83-8	HENRY L. BRETTS JR., LORI JEAN BRETTS	30 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
29	OF-6 3.100-84-1	TANG QUI, YU LAN XU	1 MOULTON AVENUE DOBBS FERRY, NY 10522	
30	OF-6 3.100-84-2	STEVEN OGIBENE, SOPHIA AU	5 MOULTON AVENUE DOBBS FERRY, NY 10522	
31	OF-6 3.100-84-3	EDMOND AND ARLENE MANLEY	48 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
32	OF-6 3.100-84-4	FRANCIS M. FARRELL	66 HEATHERDELL ROAD ARDSLEY, NY 10602	44 NORTHFIELD AVENUE
33	OF-6 3.100-84-5	NANCY CASADONE	40 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
34	OF-6 3.100-84-6	EDWARD AND MARY GRANT	34 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
35	OF-6 3.100-84-7	ANGEL D. ALCANTARA, ALEXANDRA MANZANO	4 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
36	OF-6 3.100-84-8	JOSEPH CARNEY	2 BLANCHARD AVENUE DOBBS FERRY, NY 10522	



VILLAGE CONSTRUCTION NOTES:

A. THE APPLICANT SHALL NOTIFY THE BUILDING DEPARTMENT OR VILLAGE'S CONSULTING ENGINEER IN WRITING AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT ANY INSPECTION MAY BE PERFORMED.

1. START OF CONSTRUCTION.
2. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
3. COMPLETION OF SITE CLEARING.
4. COMPLETION OF ROUGH GRADING.
5. INSTALLATION OF SMP'S.
6. COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS.
7. CLOSURE OF CONSTRUCTION.
8. COMPLETION OF FINAL LANDSCAPING.
9. SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS.

B. THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION PRACTICES AND PREPARE INSPECTION REPORTS AT LEAST ONCE A MONTH. THESE REPORTS MUCH BE KEPT ON SITE AND AVAILABLE FOR REVIEW.

C. SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 125- BLASTING AND EXPLOSIVES OF THE VILLAGE OF DOBBS FERRY CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW/APPROVAL. THIS SHOULD BE NOTED ON THE PLANS.

D. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.

E. AS-BUILT PLANS OF THE PROPOSED DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

F. FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.

G. BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF MONETARY GUARANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.

CODE COMPLIANCE NOTES:

1. ALL PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE BUILDING CODE, NOVEMBER 2019 EDITION.
2. ALL ELECTRICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE NFPA 70 2017 EDITION.
3. ALL PLUMBING WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE, NOVEMBER 2019 EDITION.
4. ALL MECHANICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE, NOVEMBER 2019 EDITION.
5. THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE – RESIDENTIAL PROVISIONS, LATEST EDITION. BY AFFIXING A SEAL AND SIGNING THIS SET OF CONSTRUCTION DOCUMENT, THE REGISTERED DESIGN PROFESSIONAL HEREBY ATTESTS THAT, TO THE BEST OF HIS OR HER KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE CODE.
6. THIS BUILDING IS TYPE 5B CONSTRUCTION.
7. THIS BUILDING'S USE IS OCCUPANCY CLASSIFICATION R-3. SINGLE-FAMILY HOME.

LIST OF DRAWINGS

CS	LIST OF DRAWINGS, LOCATION MAPS, DESIGN CRITERIA	01-18-22	03-17-22	04-14-22	06-15-22
EX - 1	EXISTING FIRST FLR PLAN, NORTH, WEST, AND SOUTH ELEVATIONS	01-18-22	03-17-22	04-14-22	06-15-22
A - 1	EXISTING SITE PLAN, PROPOSED SITE PLAN, AND ZONING TABLE	01-18-22	03-17-22	04-14-22	06-15-22
A - 2	TERRACE PLAN, EROSION AND SEDIMENT CONTROL PLAN, AND DETAILS	01-18-22	03-17-22	04-14-22	06-15-22
A - 3	PROPOSED NORTH, WEST, SOUTH ELEVATIONS, AND DETAIL SECTION	01-18-22	03-17-22	04-14-22	06-15-22

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF CHANGES TO THE EXISTING BACK YARD INCLUDING THE INSTALLATION OF A NEW TERRACE, WITH AN IMPERVIOUS SURFACE AREA. PROPOSED OF 633 SQUARE FEET. INTEGRAL TO THIS WORK IS THE REMOVAL OF APPROXIMATELY 572 SQUARE FEET OF EXISTING BRICK PAVING. THE EXISTING IMPERVIOUS SURFACE AREA ON THE SITE IS APPROXIMATELY 3,361 SQUARE FEET, OR 48.88% OF THE LOT AREA. THE PROPOSED WORK, INCLUDING THE NEW TERRACE, WILL INCREASE THE IMPERVIOUS AREA ON THE SITE TO 3,421 SQUARE FEET, OR 49.76%. THE OF-6 ZONING DISTRICT, WITHIN WHICH THE PROPERTY IS LOCATED, LIMITS IMPERVIOUS SURFACE AREA TO 54% OF THE LOT AREA. SUBSEQUENTLY, A VARIANCE FOR IMPERVIOUS SURFACE AREA IS NOT REQUIRED.

PROPOSED IS THE CONSTRUCTION OF A PAVED TERRACE BUILT ON THE WEST SIDE OF THE HOUSE TO PROVIDE AN EXTERIOR ENTERTAINMENT AREA. THE TERRACE WILL BE PAVERS ON A CONCRETE SLAB. AN EXTERIOR GAS FIREPLACE AND AN OUTDOOR KITCHEN WILL BE LOCATED ON THE PAVED TERRACE.

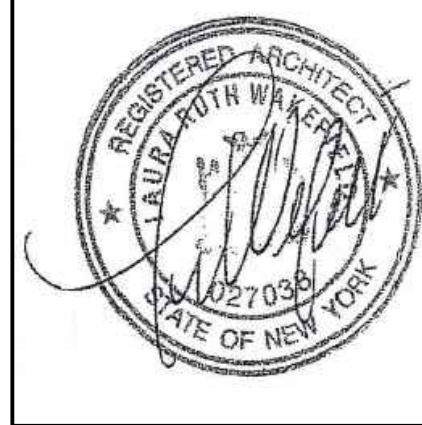
STORM WATER RUNOFF FROM THE PROPOSED PAVED TERRACE WILL BE COLLECTED AND RETAINED ON SITE IN A SUBSURFACE STORM DRAINAGE SYSTEM.

THE YARD DISRUPTED BY THE PROPOSED WORK WILL BE RE-LANDSCAPED.

LIST OF APPROVALS REQUIRED

BOARD	DATE
ZONING BOARD OF APPEALS	APRIL 13, 2022 FOR CANOPY COVER - DENIED
PLANNING BOARD	JUNE 2, 2022 FOR TERRACE - APPROVED
ARCHITECTURAL AND HISTORIC REVIEW BOARD	

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT



LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
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TEL: 914 693 6165
N.Y.S STATE LICENSE
No. 27038

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 145 SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

PROJECT TITLE:
JULKA RESIDENCE
45 NORTHFIELD AVENUE
DOBBS FERRY, NEW YORK 10522
PROJECT NO.: **211**

GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS

SHEET TITLE:

COVER SHEET

DATE: **04-14-22**
SCALE: **AS NOTED**
DRAWN BY: **SSJ**
CHECKED BY: **PRS**

CS



NORTH ELEVATION (MOULTON AVENUE)

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8



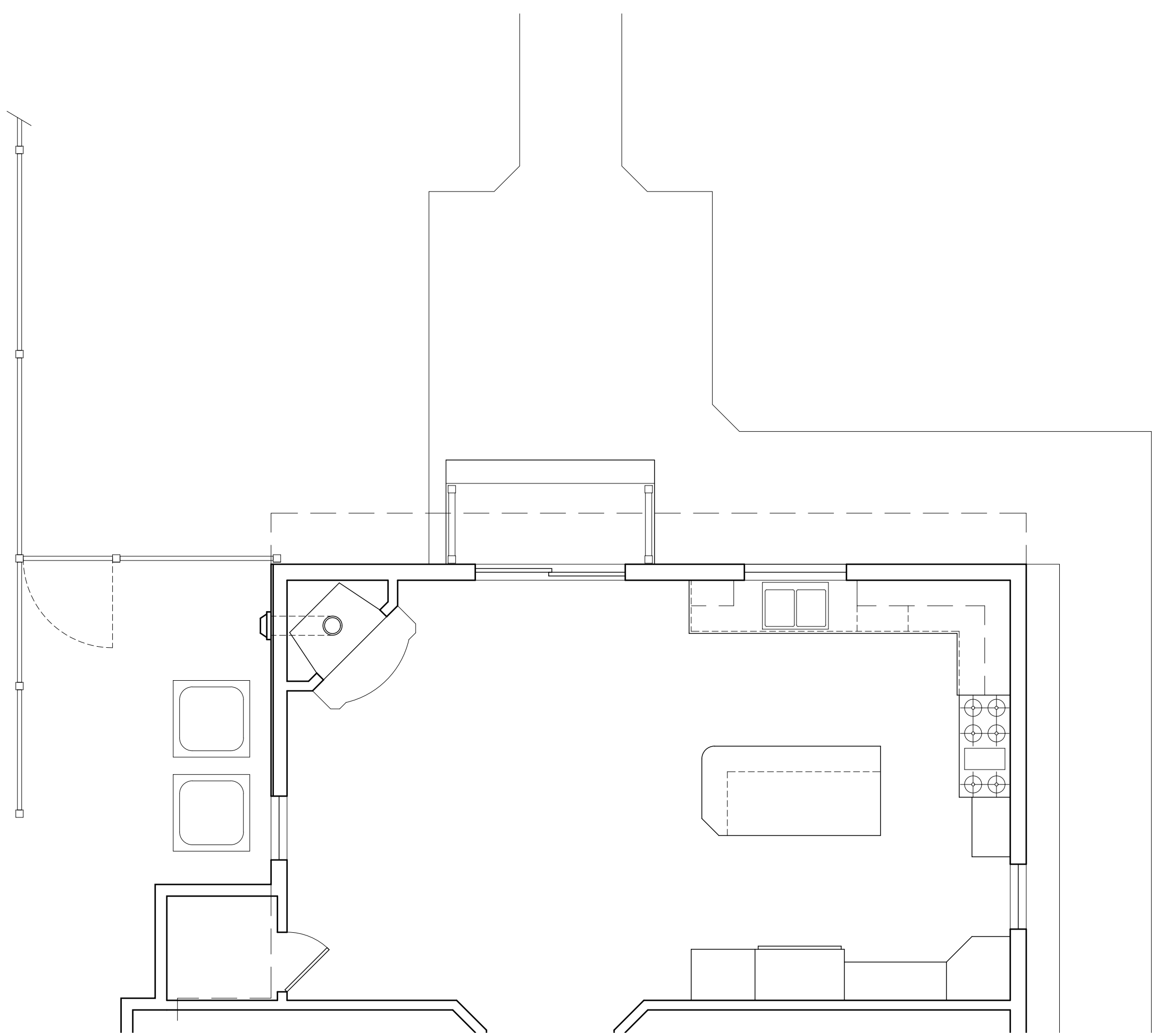
WEST ELEVATION

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8

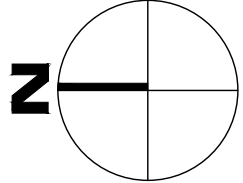


SOUTH ELEVATION

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8



PLAN - NORTH



PARTIAL FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8

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PROJECT TITLE:
JULKA RESIDENCE
45 NORTHFIELD AVENUE
DOBBS FERRY, NEW YORK 10522
PROJECT NO.: **2111**

**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD.

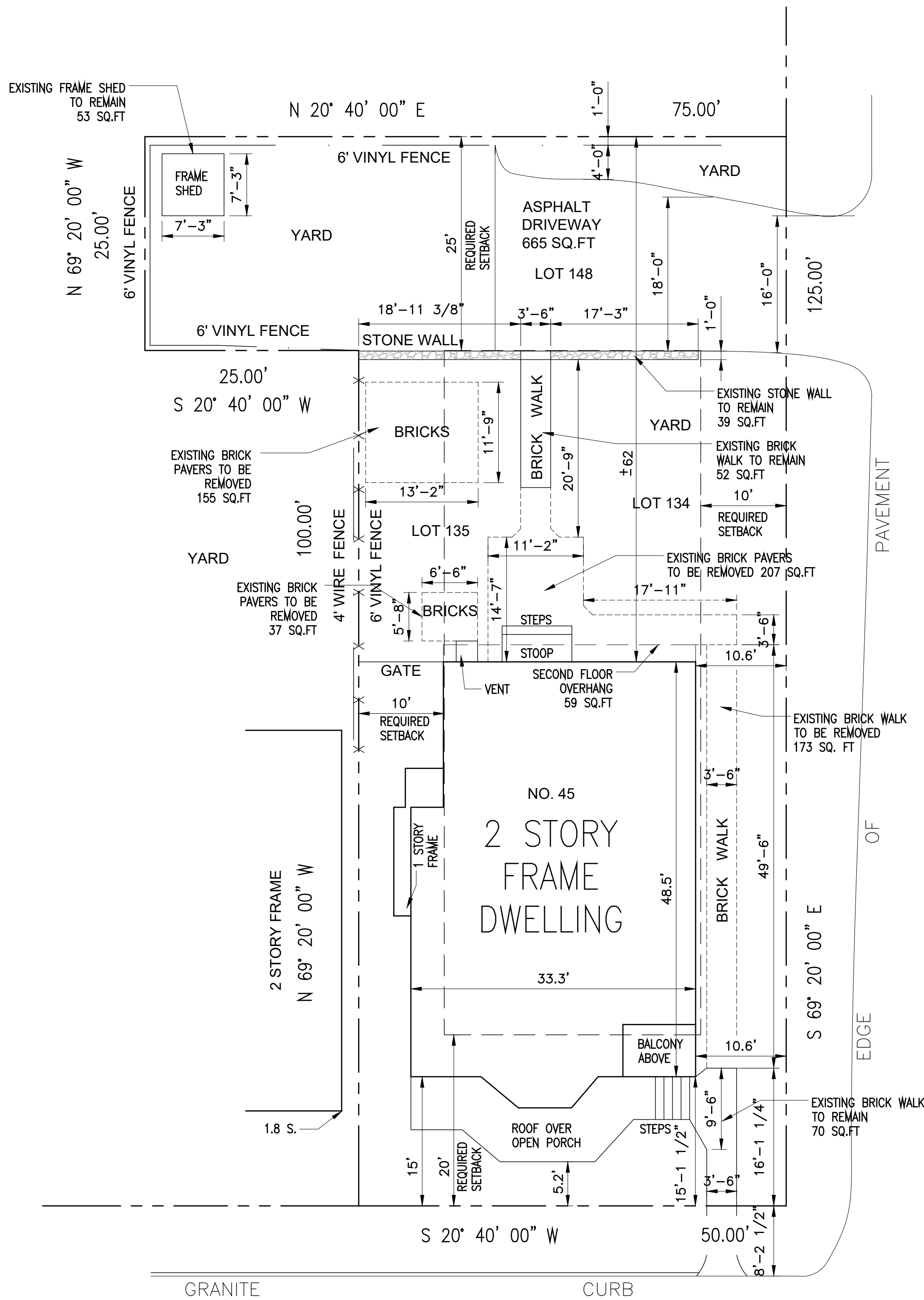
329 Broadway
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Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS

SHEET TITLE:
**PARTIAL EXISTING
FIRST FLOOR PLAN
AND
NORTH, WEST AND
SOUTH ELEVATIONS**

DATE: 12-21-2021	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

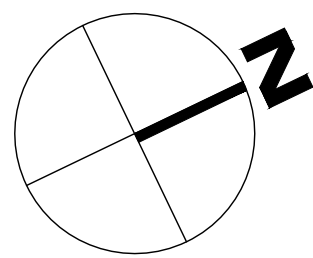
EX-1



NORTHFIELD AVENUE

SITE PLAN - EXISTING

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET



AVENUE

MOULTON

- LEGEND
- SETBACK LINE
 - DEMO LINE
 - EXISTING PROPERTY LINE
 - EXISTING PAVEMENT EDGE
 - EXISTING WALL
 - X-X-X- EXISTING WIRE FENCE

TAX PARCEL ID : 3.100-83-4

ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED JANUARY 18, 2022
PREPARED BY: GERALD T. O'BUCKLEY
PROFESSIONAL AND SURVEYORS AND ENGINEERS
42-12 192nd STREET
FLUSHING, N.Y. 11358
TEL 718 321-1231
FAX 718 321-8076

Z O N I N G T A B L E					
PROPERTY LOCATION : 45 NORTHFIELD AVENUE TAX ID No 3.100 - 83 - 4					
OWNER : HARVINDER JULKA 45 NORTHFIELD AVENUE DOBBS FERRY, NY 10522					
ZONING DISTRICT	OF - 6				
REQUIREMENT	UNITS	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE REQUESTED
MINIMUM NET LOT AREA	SQ.FT.	5,000	6875	UNCHANGED	
MINIMUM LOT WIDTH	FEET	50	50	UNCHANGED	
MINIMUM LOT DEPTH	FEET	100	125	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	27	28.27	UNCHANGED	
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	54	48.88	49.76	NO
MINIMUM FRONT YARD SETBACK	FEET	20	15	UNCHANGED	
MINIMUM REAR YARD SETBACK	FEET	25	61.33 ±	41.00 ±	
MINIMUM SIDE YARD SETBACK EACH	FEET	10	4.1	UNCHANGED	
MINIMUM SIDE YARD SETBACK BOTH	FEET	20	14.7	UNCHANGED	
STORIES	NUMBER	2.5	2.5	UNCHANGED	
MAXIMUM HEIGHT (GREATER THAN 0.30)	FEET	35	30.8 ±	UNCHANGED	
OFF STREET PARKING	NUMBER	2	2	UNCHANGED	

BUILDING COVERAGE EXISTING

HOUSE 1632
2ND FL. OVERHANG 59
PORCH & STEPS 200
SHED 53

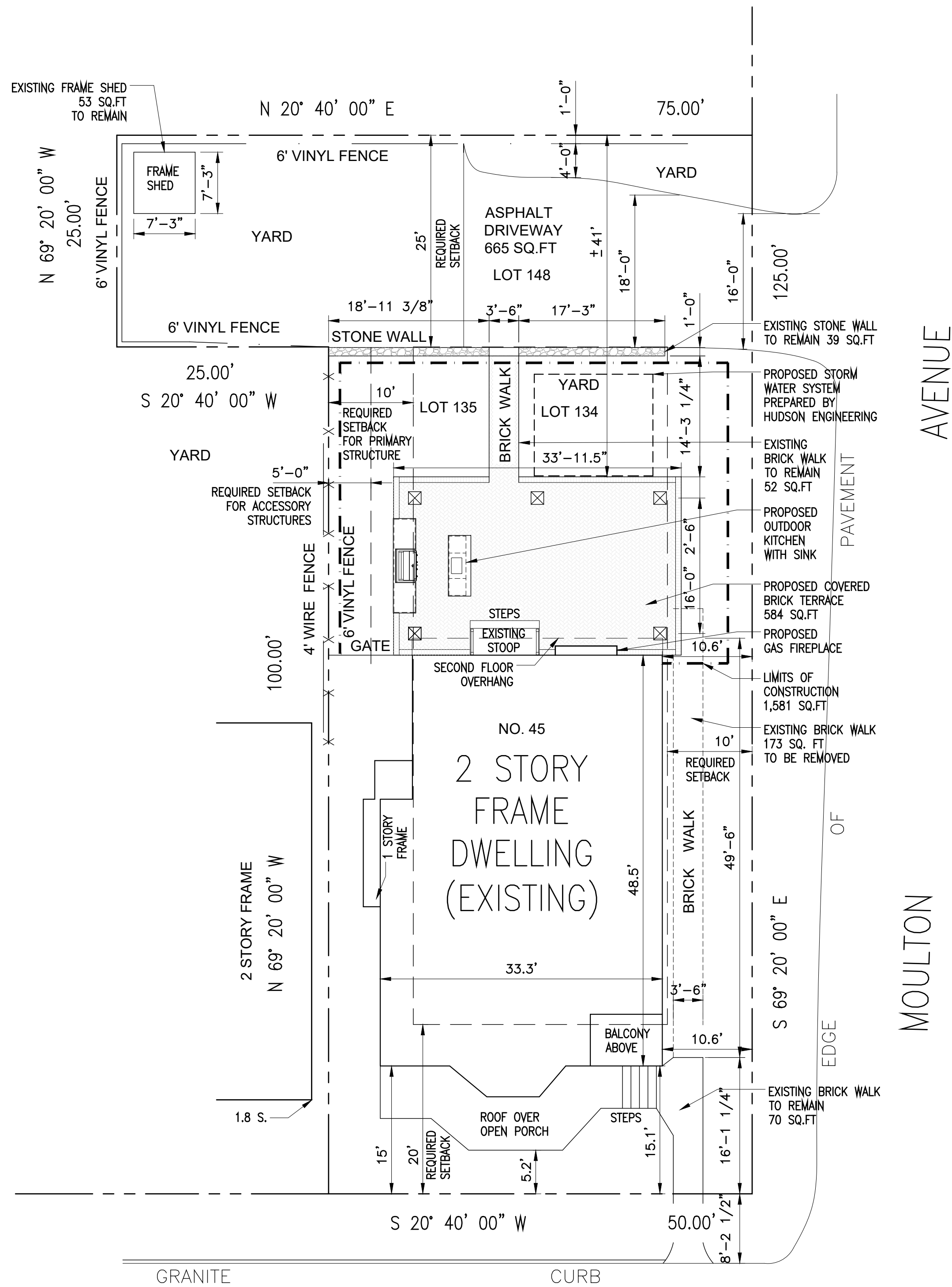
TOTAL EXISTING 1,944
1,944 / 6,875 = 28.27%

LOT COVERAGE EXISTING

HOUSE 1632
2ND FL. OVERHANG 59
PORCH & STEPS 200
SHED 53
BRICKS 155
BRICKS 37
STEPS & STOOP 18
STONE WALL 39
BRICK WALK 503
DRIVEWAY 665
TOTAL EXISTING 3,361
3,361 / 6,875 = 48.88%

LOT COVERAGE PROPOSED

HOUSE 1632
2ND FL. OVERHANG 59
PORCH & STEPS 200
SHED 53
PAVED TERRACE 633
STEPS AND STOOP 18
STONE WALL 39
BRICK WALK 122
DRIVEWAY 665
TOTAL PROPOSED 3,421
3,421 / 6,875 = 49.76%

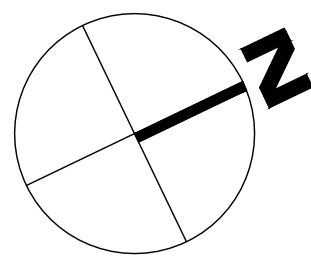


NORTHFIELD AVENUE

NOTE:
ALL LIGHTING SHALL COMPLY
WITH SECTION 300-11.4

SITE PLAN - PROPOSED

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET



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ISSUED / REVISIONS

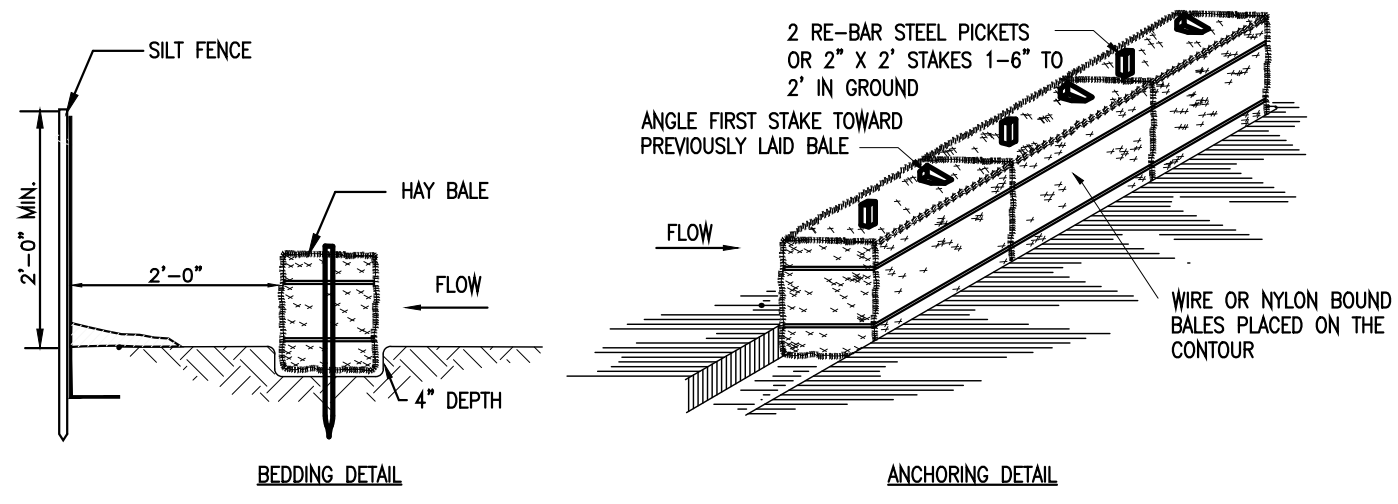
04-14-22
REMOVED ROOF STRUCTURE
FROM PROPOSED SITE PLAN

REMOVED WOOD BURNING
FIRE PLACE

SHEET TITLE:
**EXISTING SITE PLAN
AND
PROPOSED SITE PLAN**

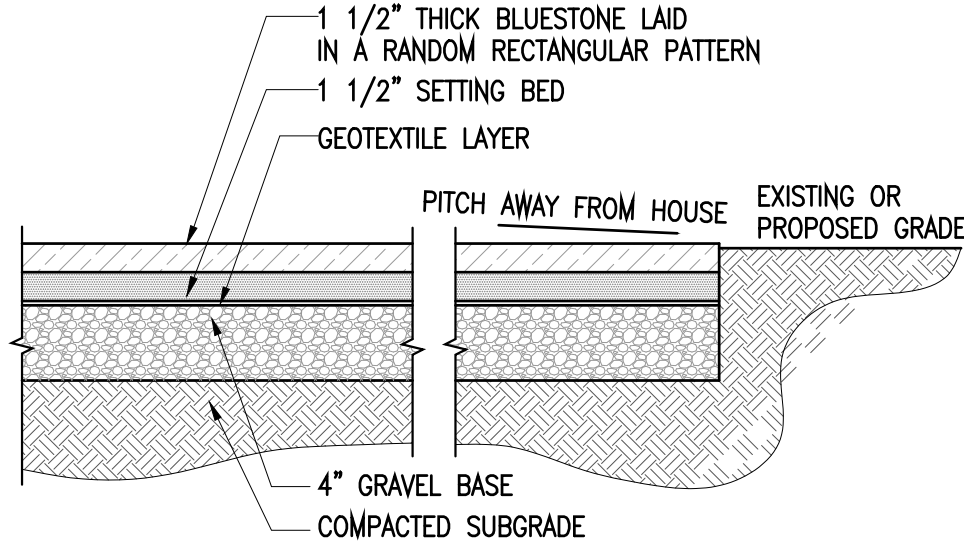
DATE: **04-14-22**
DRAWN BY: **SSJ**
SCALE: **AS NOTED**
CHECKED BY: **PRS**

A-1



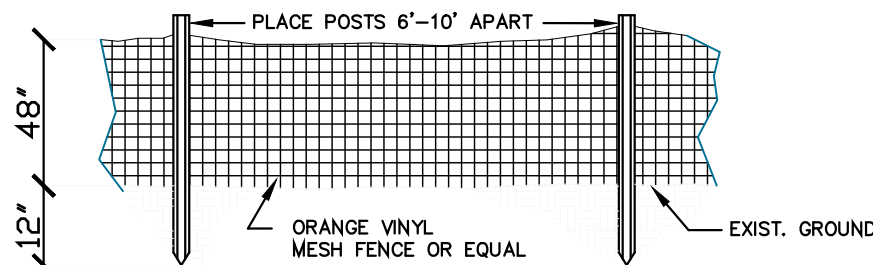
HAYBALE DETAIL (TYPICAL)

- NOT TO SCALE
- INSTALLATION NOTES:
1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
 4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE



BLUE STONE PAVING DETAIL (ON GRADE)

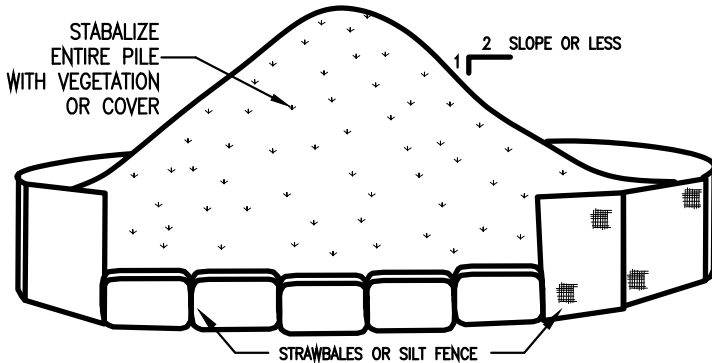
NOT TO SCALE



CONSTRUCTION FENCE

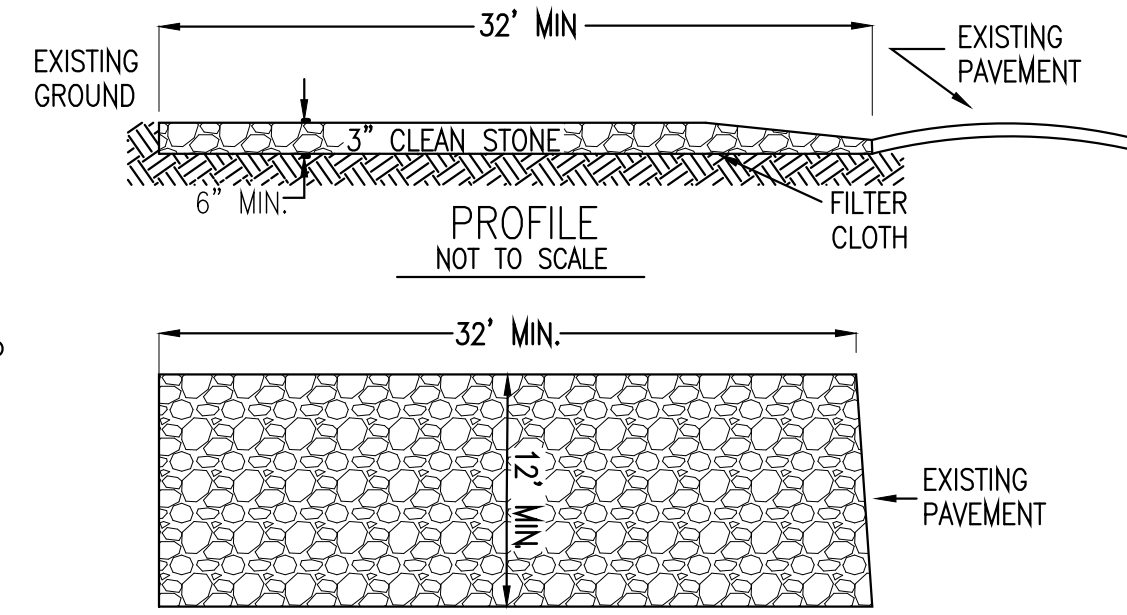
NOT TO SCALE

- INSTALLATION NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.



TOPSOIL STOCKPILE

NOT TO SCALE



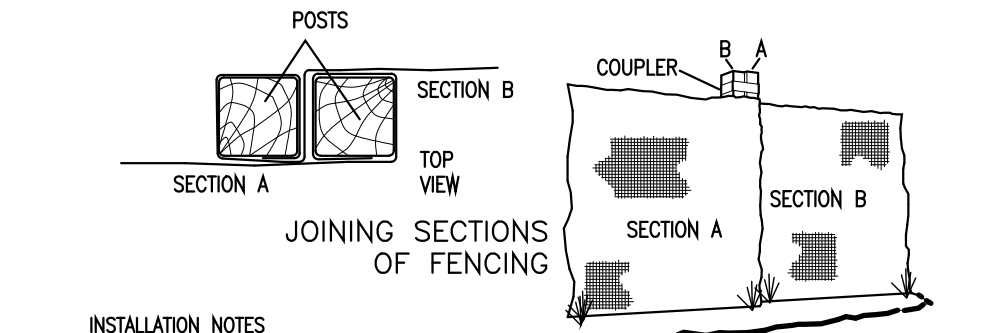
PLAN VIEW

NOT TO SCALE

- INSTALLATION NOTES
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
 3. THICKNESS - NOT LESS THAN SIX (6) INCHES
 4. WIDTH - EIGHT (8) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY (20) FOOT IF SINGLE ENTRANCE TO SITE
 5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BEAM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED INTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

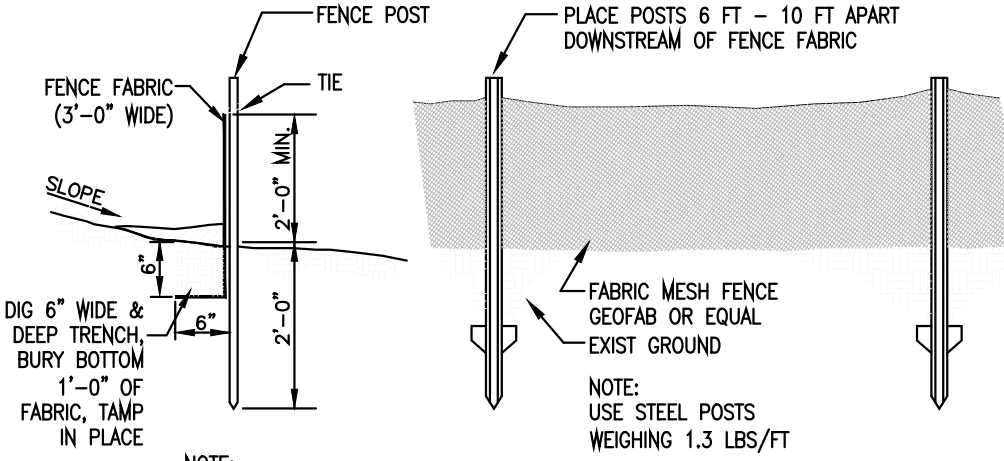
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



INSTALLATION NOTES

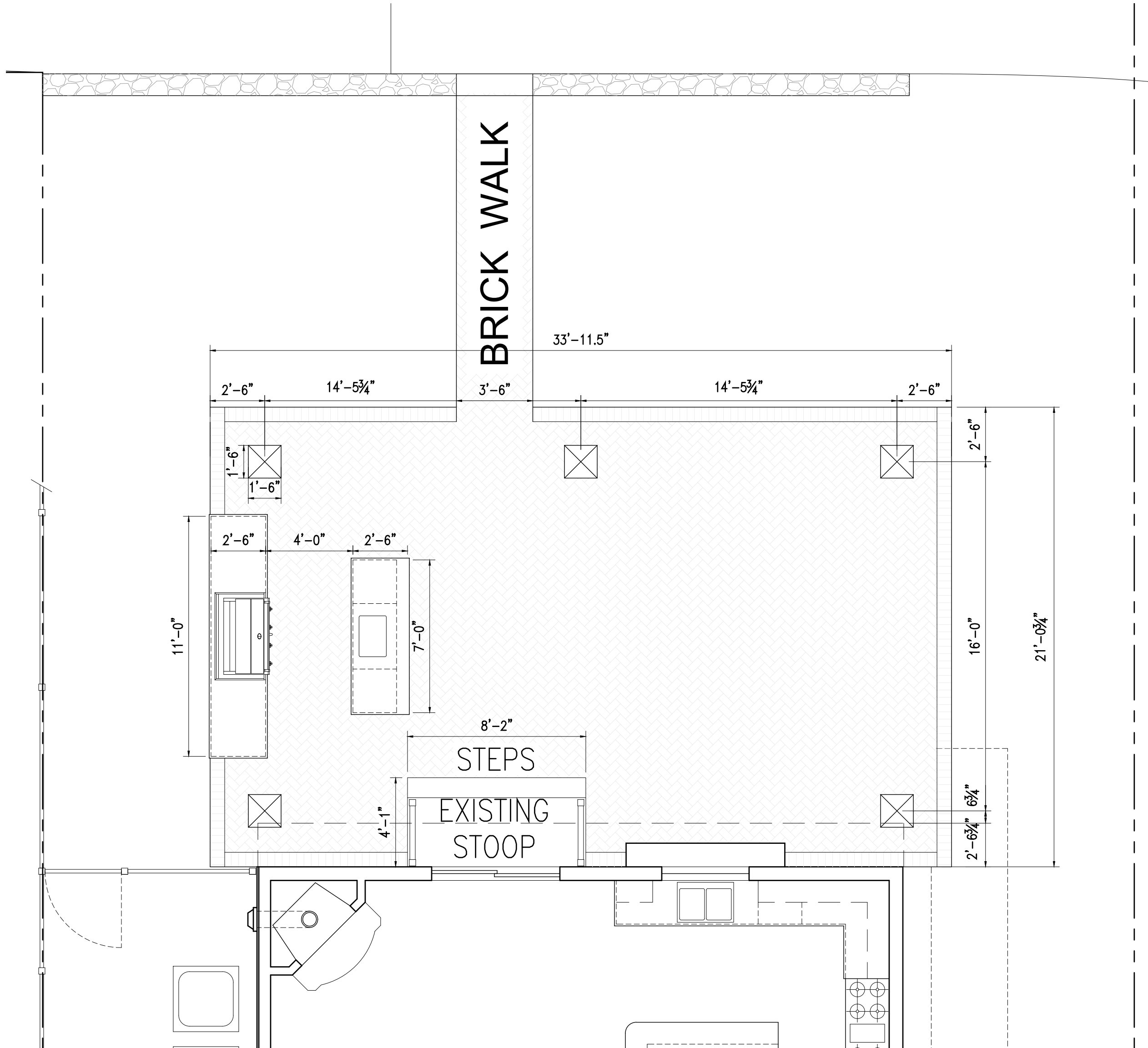
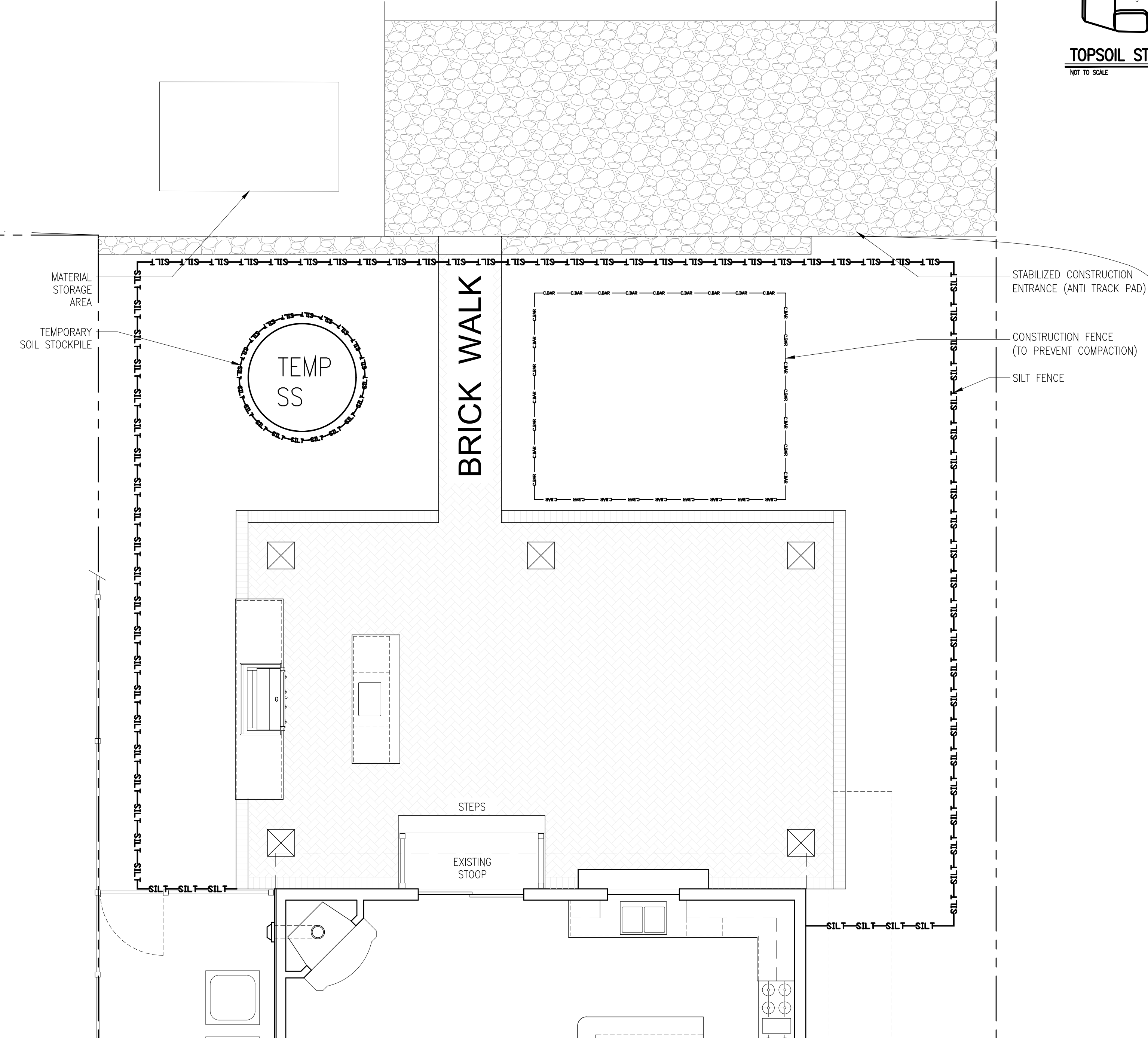
1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE



- NOTE:
- AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATIVE GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDMENT TRENCH RESTORED TO A NATURAL CONDITION

SILT FENCE DETAIL

NOT TO SCALE

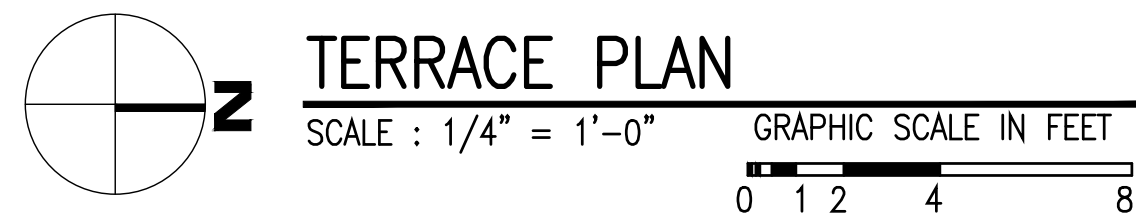


EROSION AND SEDIMENT CONTROL PLAN

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

GRAPHIC SCALE IN FEET

0 1 2 4 8



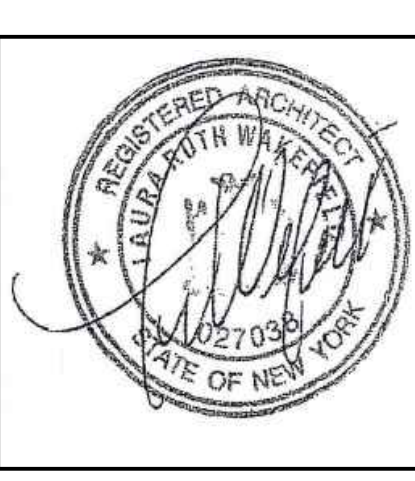
TERRACE PLAN

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

GRAPHIC SCALE IN FEET

0 1 2 4 8

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT



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WARNING:
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PROJECT TITLE:
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PROJECT NO.: **211**

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ISSUED / REVISIONS

SHEET TITLE:
PROPOSED PLAN, ROOF PLAN AND DETAILS

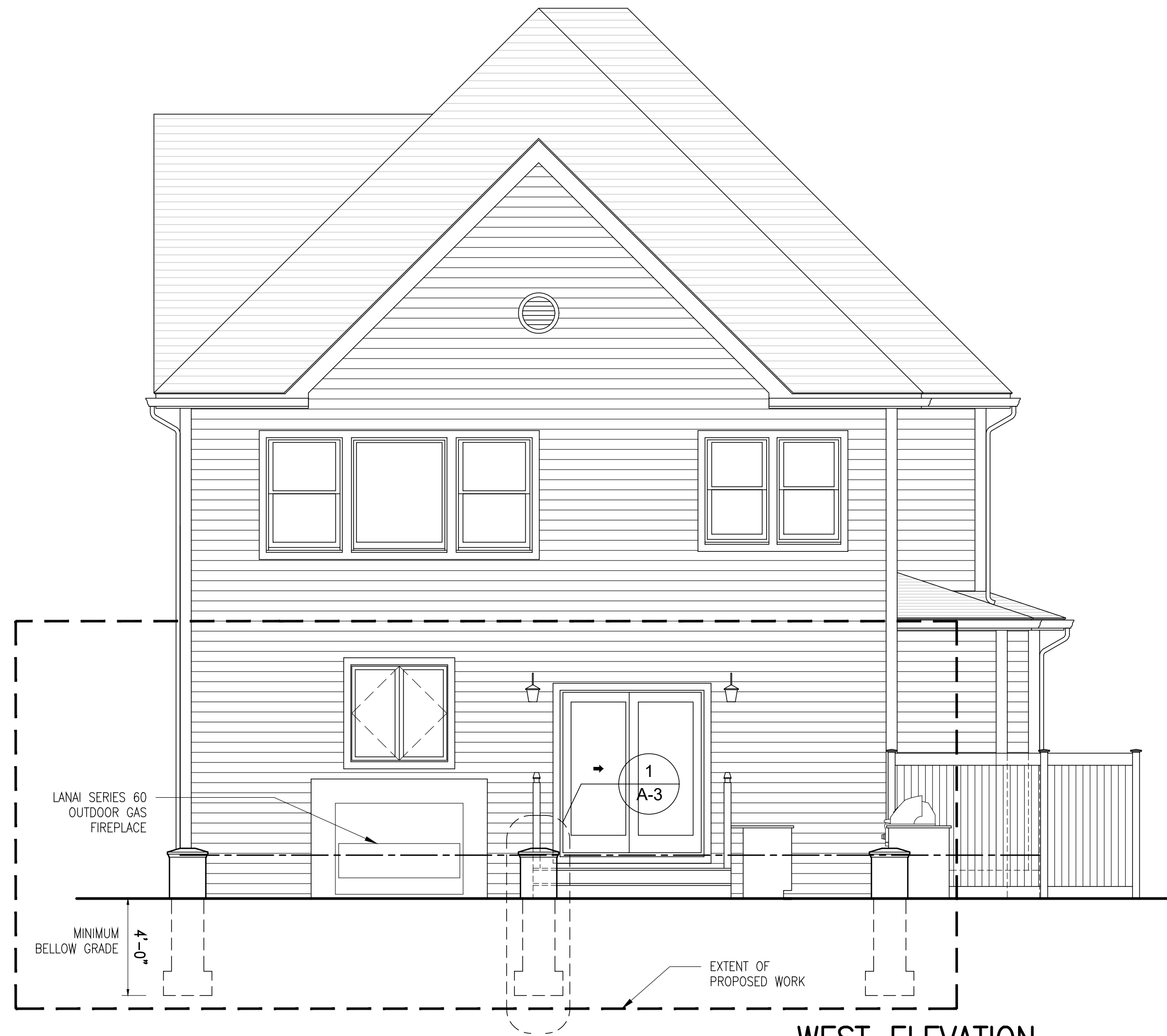
DATE: **04-14-22** DRAWN BY: **SSJ**
SCALE: **AS NOTED** CHECKED BY: **PRS**

A-2



NORTH ELEVATION (MOULTON AVENUE)

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8

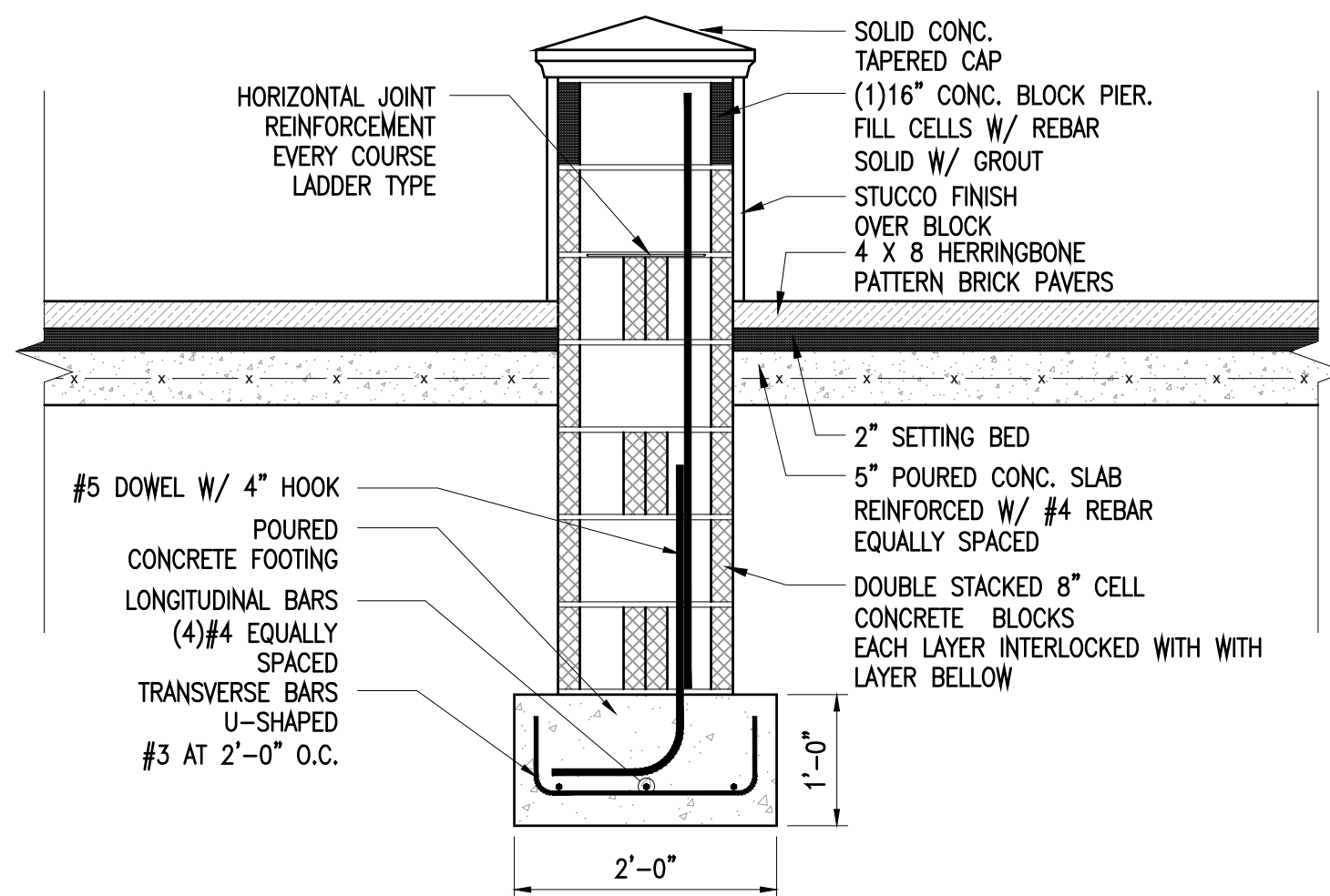


WEST ELEVATION

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8

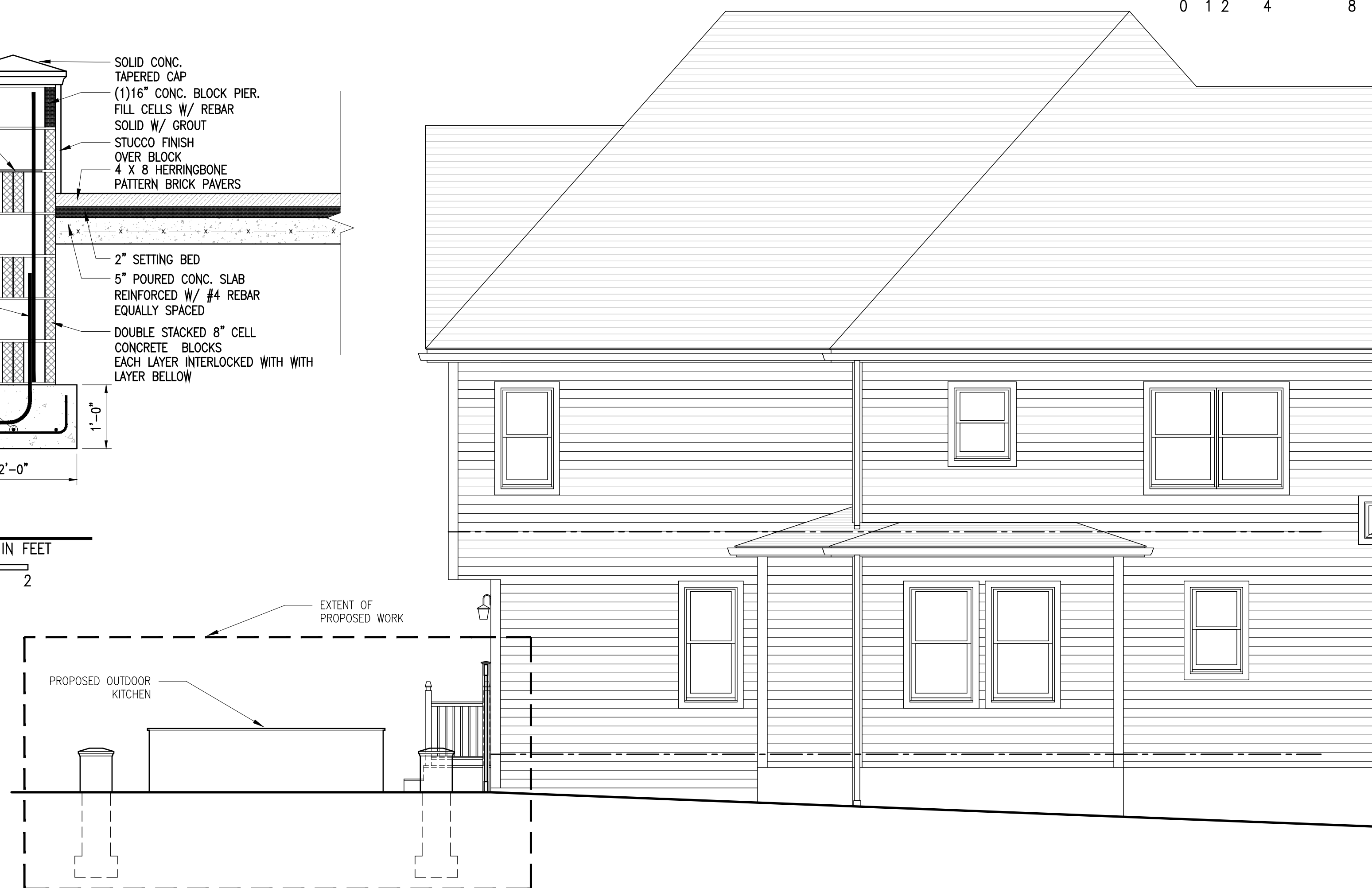
CONSTRUCTION SEQUENCE NOTES:

1. PRIOR TO INITIATING ANY WORK AT THE SITE, THE GENERAL CONTRACTOR SHALL CONDUCT A SITE MEETING WITH THE CONSTRUCTION MANAGER, PROJECT ENGINEER, AND BUILDING INSPECTOR TO DISCUSS THE SCHEDULE AND CONFIRM THE SITE CONDITIONS.
2. INSTALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING THE FOLLOWING:
 - A. PLEASE ORANGE CONSTRUCTION FENCING AROUND ANY AREAS SCHEDULED FOR EX-FILTRATION TO AVOID COMPACTION.
 - B. CREATE A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA, INCLUDING AN ANTI-TRACKING PAD.
 - C. INSTALL TREE PROTECTION ON TREES AS NOTED ON THE PLANS AND RIBBON TREES SCHEDULED FOR REMOVAL.
 - D. ESTABLISH A CONSTRUCTION STAGING AREA.
 - E. REMOVE SELECTIVE VEGETATION FOR INSTALLATION OF SILT FENCE.
 - F. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
3. THE BUILDING INSPECTOR AND VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES, IF DEEMED NECESSARY TO MITIGATE UNFORESEEN EROSION OF DISTURBED SOILS AND SILTATION.
4. MAINTAIN THE SITE FREE OF DEBRIS AT ALL TIMES. REMOVE DUMPSTERS WITHIN 24 HOURS OF BEING FILLED.
5. DURING CONSTRUCTION, MAINTAIN ALL EROSION AND SEDIMENT MEASURES AT ALL TIMES. INSPECT SILT FENCES AND STRAWBALE BARRIERS WEEKLY, IN ADVANCE OF FORECAST STORMS, AND FOLLOWING STORM EVENTS. MAINTAIN, REPAIR AND AUGMENT AS NECESSARY.
6. STRIP TOPSOIL AND STOCKPILE AT THE LOCATION SPECIFIED ON THE PLANS. TEMPORARILY STABILIZE TOPSOIL STOCKPILES BY COVERING WITH TARPULINS. INSTALL SILT FENCE AROUND TOE OF SLOPE.
7. STAKE THE SITE WITH OFFSET STAKES TO SHOW THE LIMITS OF THE EXCAVATION FOR THE TERRACE AND THE STORMWATER DRAINAGE SYSTEM.
8. EXCAVATE FOR THE TERRACE AND STORMWATER DRAINAGE SYSTEM.
9. INSTALL THE STORMWATER DRAINAGE SYSTEM, WITH INSPECTIONS BY THE BUILDING DEPARTMENT OF THE GRAVEL BASE INCLUDING THE SOIL FABRIC, THE INSTALLATION OF THE SYSTEM, THE INSTALLATION OF THE GRAVEL WITH THE SOIL FABRIC WRAPPED OVER THE INSTALLATION, AND THE BACKFILL OF THE YARD.
10. INSTALL THE CONCRETE FOOTINGS AND PIERS.
11. INSTALL THE PLUMBING AND ELECTRICAL CONDUITS FOR THE OUTDOOR KITCHEN.
12. INSTALL THE GRAVEL BASE FOR THE TERRACE PAVERS.
13. INSTALL THE TERRACE.
14. INSTALL 4" - 6" TOPSOIL AND FINISH GRADE THE SITE.
15. SEED ALL DISTURBED SITE AREAS AND SPREAD SALT HAY OVER SEEDED AREAS. MAINTAIN ALL PLANTED AREAS UNTIL MATERIAL HAS TAKEN ROOT AND BECOME STABLE.
16. AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH VEGETATION, REMOVE EROSION AND SEDIMENT CONTROL MEASURES.
17. SUBMIT "AS-BUILT" DRAWINGS OF THE COMPLETED WORK INCLUDING ALL SITE IMPROVEMENT AND HAVE A FINAL SURVEY PREPARED FOR SUBMISSION TO THE BUILDING DEPARTMENT.
18. OBTAIN THE CERTIFICATE OF OCCUPANCY OR COMPLETION OF CONSTRUCTION FOLLOWING FINAL INSPECTION BY THE BUILDING INSPECTOR.



DETAIL SECTION 1

SCALE : 3/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2



SOUTH ELEVATION

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET
0 1 2 4 8

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PROJECT NO.: **2111**

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ISSUED / REVISIONS
04-14-22
REMOVED ROOF STRUCTURE
FROM PROPOSED ELEVATIONS
AND PARTIAL PLAN
REMOVED WOOD BURNING
FIRE PLACE

SHEET TITLE:
**NORTH, WEST, SOUTH
ELEVATIONS, SECTION
AND PARTIAL PLAN**

DATE: 04-14-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

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