

| CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA   |                                |                         |                                |                             |   |                        |                     |                               |                              |   |               |                          |                        |
|---|--------------------------------|-------------------------|--------------------------------|-----------------------------|---|------------------------|---------------------|-------------------------------|------------------------------|---|---------------|--------------------------|------------------------|
| GROUND<br>SNOW LOAD   | WIND DESIGN                    |                         |                                |                             | SEISMIC<br>DESIGN<br>CATEGORY<br>(RCNTY ONLY) | SUBJECT TO DAMAGE FROM |                     |                               | CLIMATE<br>ZONE              | ICE BARRIER<br>UNDERLAYMENT<br>REQUIRED | FLOOD HAZARDS | AIR<br>FREEZING<br>INDEX | MEAN<br>ANNUAL<br>TEMP |
|   | SPECIAL<br>WIND SPEED<br>(MPH) | TOPO<br>EFFECTS         | WIND<br>REGION                 | WINDBORNE<br>DEBRIS<br>ZONE |   | WEATHERING             | FROST LINE<br>DEPTH | TERMITE                       |                              |   |               |                          |                        |
|   | 30 LBS / SQ.FT.                | *SPECIAL<br>WIND REGION | NO                             | YES                         |   |                        |                     |                               |                              |   |               |                          |                        |
| * 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 <a href="http://www.floodmap.floodsimple.com/">http://www.floodmap.floodsimple.com/</a>   |                                |                         |                                |                             |   |                        |                     |                               |                              |   |               |                          |                        |
| INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS  |                                |                         |                                |                             |   |                        |                     |                               |                              |   |               |                          |                        |
| CLIMATE<br>ZONE   | FENESTRATION<br>U - FACTOR     | SKYLIGHT<br>U - FACTOR  | GLAZED<br>FENESTRATION<br>SHGC | CEILING<br>R - VALUE        | WOOD<br>FRAME WALL<br>R - VALUE               | MASS WALL<br>R - VALUE | FLOOR<br>R - VALUE  | BASEMENT<br>WALL<br>R - VALUE | SLAB<br>R - VALUE<br>& DEPTH | CRAWL SPACE<br>WALL<br>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                                   |               |                          |                        |

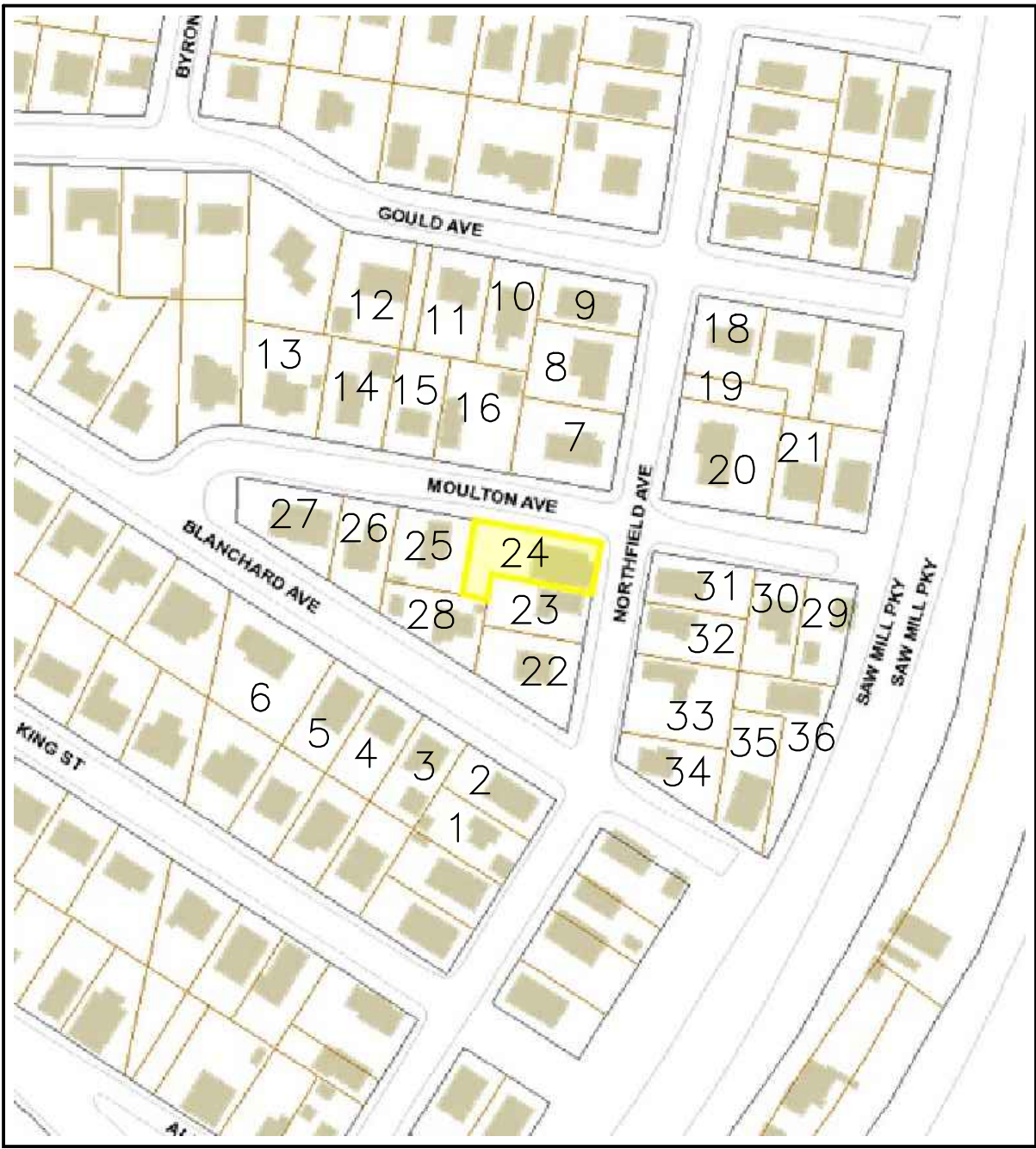
| LIST OF ADJACENT PROPERTY OWNERS |                        |   |  |                      |  |
|----------------------------------|------------------------|---|--|----------------------|--|
| JOBING DISTRICT                  | LOT INFORMATION PARCEL | OWNER                                       | OWNER 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 2.100-80-5        | 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, NY10522  |                      |  |
| 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. BRETTIS JR. , LORI JEAN BRETTIS    | 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:

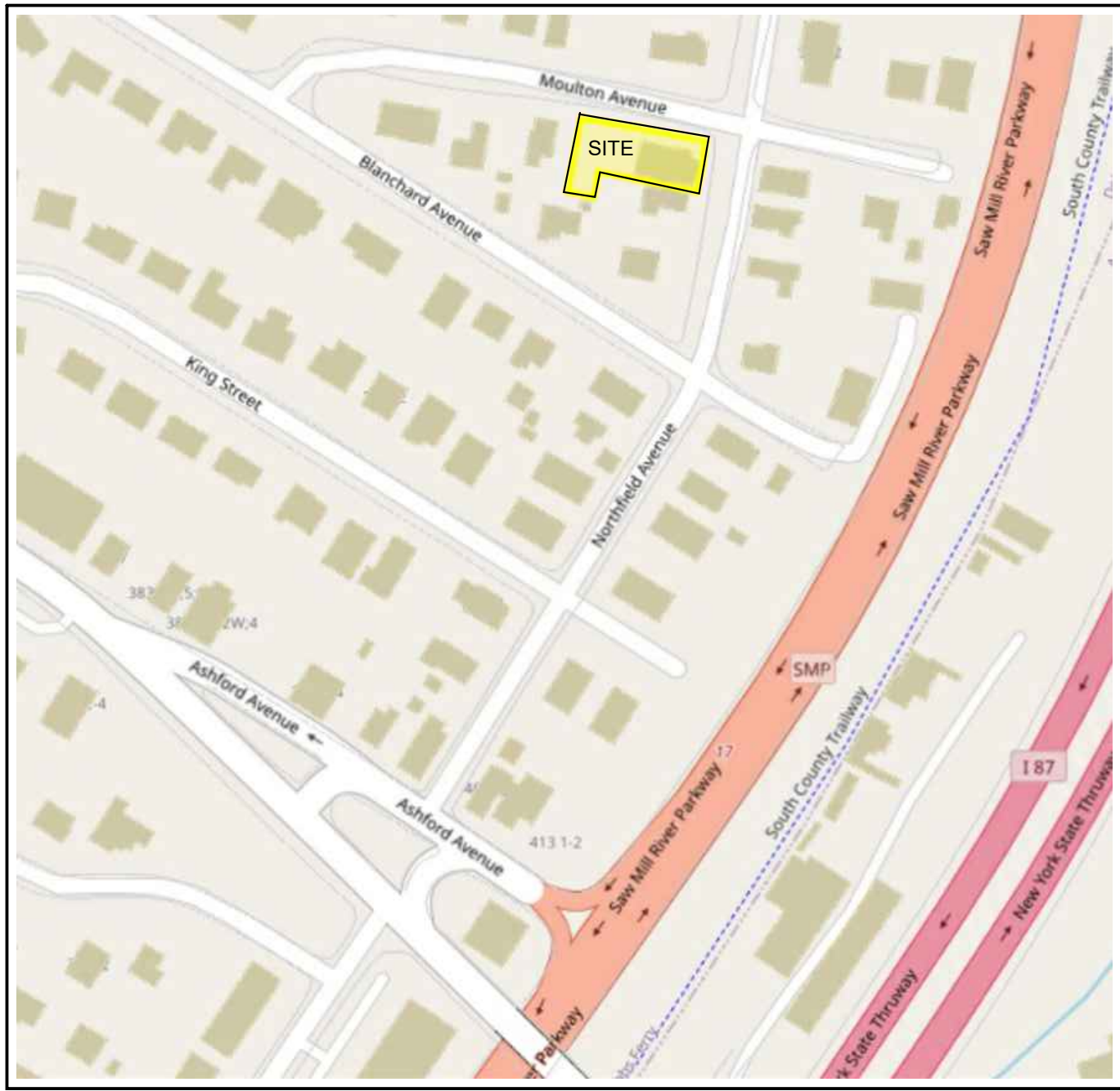
1. ALL PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE BUILDING CODE, NOVEMBER 2019 EDITION.
2. ALL ELECTRICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE NFPA 70 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.



VICINITY MAP  
NOT TO SCALE



AERIAL LOCATION MAP  
NOT TO SCALE



SITE LOCATION MAP  
NOT TO SCALE

|         |  | ZONING<br>BOARD<br>OF<br>APPEALS | RE-SUBMISSION<br>ZONING<br>BOARD OF<br>APPEALS | PLANNING<br>BOARD | AHRB       | PLANNING<br>BOARD<br>& AHRB |
|---------|--|----------------------------------|--|-------------------|------------|-----------------------------|
| CS      | LIST OF DRAWINGS, LOCATION MAPS, DESIGN CRITERIA                       | ● 01-18-22                       | ● 03-17-22                                     | ● 04-14-22        | ● 06-15-22 | ● 07-05-22                  |
| EX - 1  | EXISTING FIRST FLR PLAN, NORTH, WEST, AND SOUTH ELEVATIONS             | ● 01-18-22                       | ● 03-17-22                                     | ● 04-14-22        | ● 06-15-22 | ● 07-05-22                  |
| A - 1   | EXISTING SITE PLAN, PROPOSED SITE PLAN, KITCHEN ELEV. AND ZONING TABLE | ● 01-18-22                       | ● 03-17-22                                     | ● 04-14-22        | ● 06-15-22 | ● 07-05-22                  |
| A - 2.0 | TERRACE PLAN, LANDSCAPING PLAN, AND DETAILS                            | ● 01-18-22                       | ● 03-17-22                                     | ● 04-14-22        | ● 06-15-22 | ● 07-05-22                  |
| A - 2.1 | EROSION, SEDIMENT CONTROL PLAN AND STORM DRAINAGE PLAN, AND DETAILS    | ● 01-18-22                       | ● 03-17-22                                     | ● 04-14-22        | ● 06-15-22 | ● 07-05-22                  |
| A - 3   | PROPOSED NORTH, WEST, SOUTH ELEVATIONS, AND DETAIL SECTION             | ● 01-18-22                       | ● 03-17-22                                     | ● 04-14-22        | ● 06-15-22 | ● 07-05-22                  |
|         |  |                                  |  |                   |            |                             |
|         |  |                                  |  |                   |            |                             |
|         |  |                                  |  |                   |            |                             |
|         |  |                                  |  |                   |            |                             |

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 739 SQUARE FEET. INTEGRAL TO THIS WORK IS THE REMOVAL OF APPROXIMATELY 588 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 3,514.4 SQUARE FEET, OR 51.1%. 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.

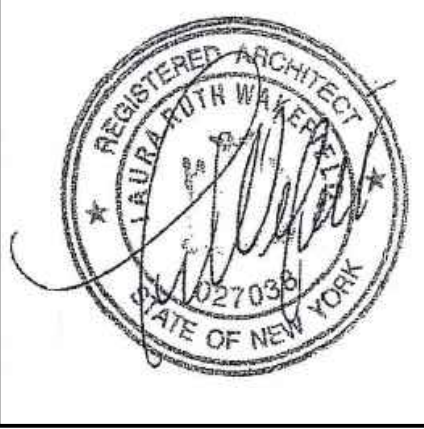
STORM WATER RUNOFF FROM THE PROPOSED PAVED TERRACE WILL BE COLLECTED AND RETAINED ON SITE IN A SUBSURFACE STORM DRAINAGE SYSTEM.

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 PROVISION 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  
DOBBS FERRY, NY 10522  
TEL: 914 693 6165  
N.Y.S STATE LICENSE  
No. 27038

WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 148 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:<br><b>04-14-22</b>  | DRAWN BY:<br><b>SSJ</b>   |
| SCALE:<br><b>AS NOTED</b> | CHECKED BY:<br><b>PRS</b> |

**CS**





NORTH ELEVATION ( MOULTON AVENUE )

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



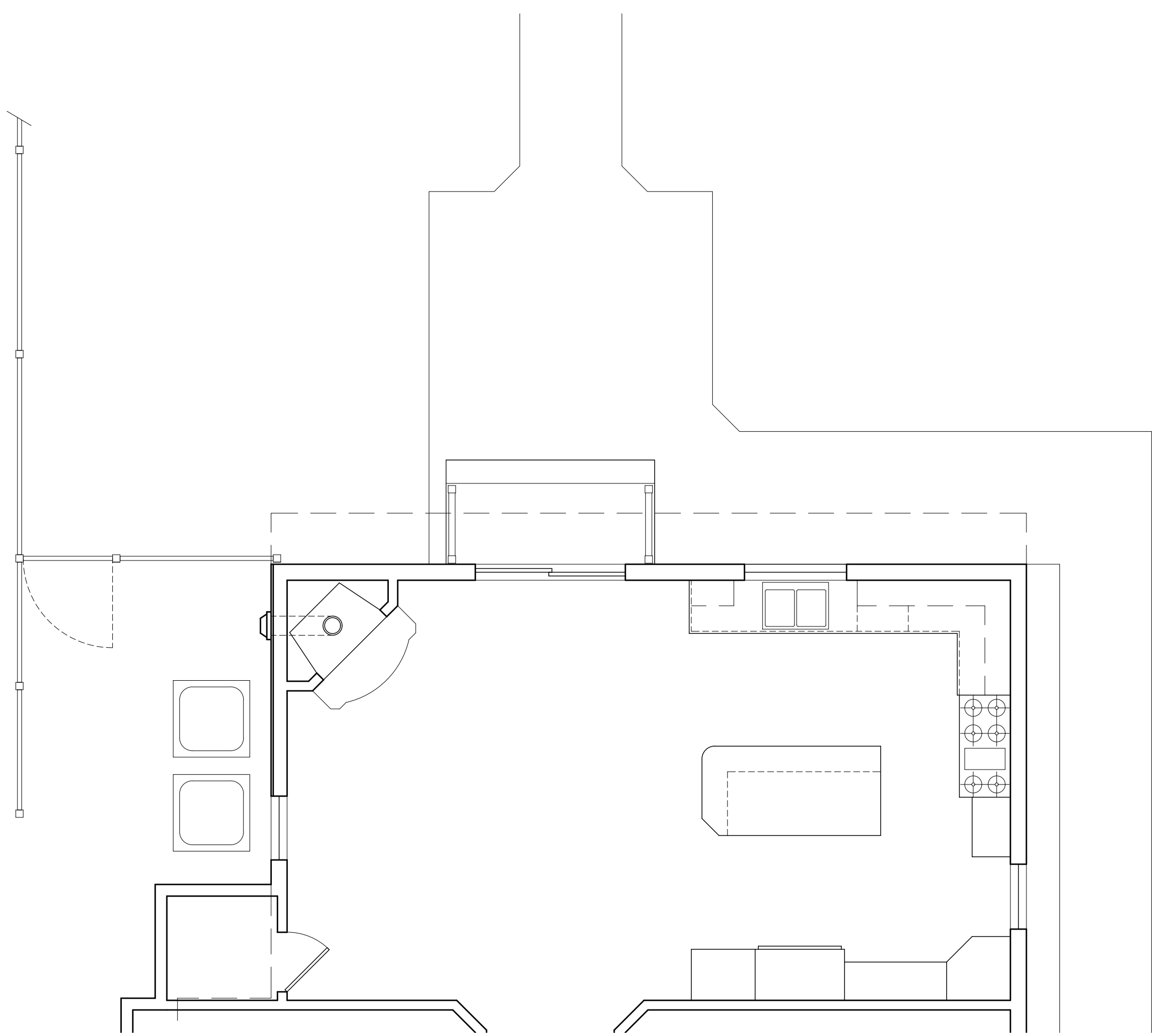
WEST ELEVATION

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

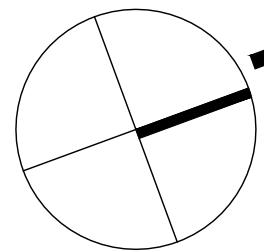


SOUTH ELEVATION

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

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT 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:  
**JULKA RESIDENCE**

45 NORTHFIELD AVENUE  
DOBBS FERRY, NEW YORK 10522

PROJECT NO.: **2111**

**GOTHAM  
DESIGN**  
AND COMMUNITY  
DEVELOPMENT LTD.

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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**

**BUILDING COVERAGE  
EXISTING**

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

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

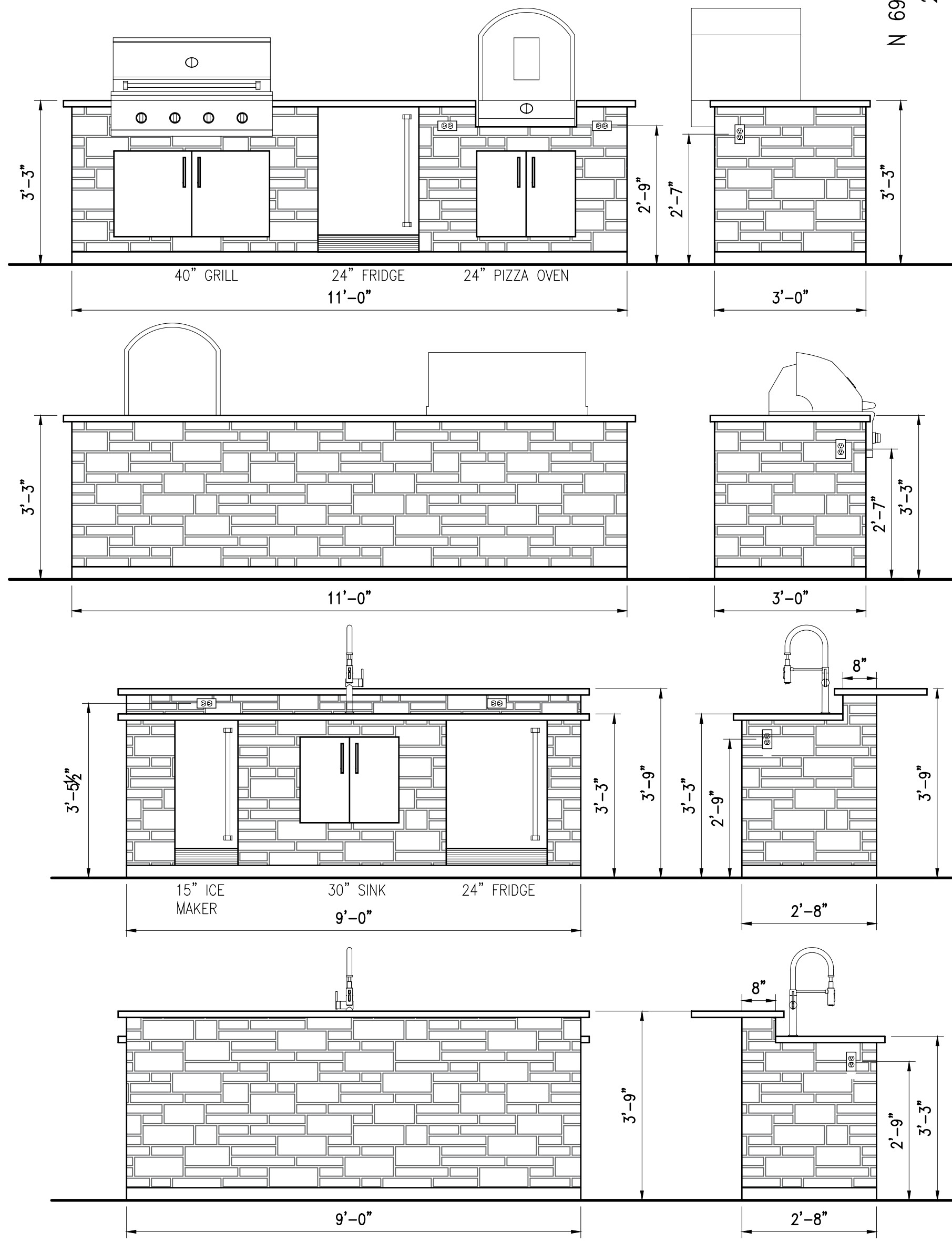
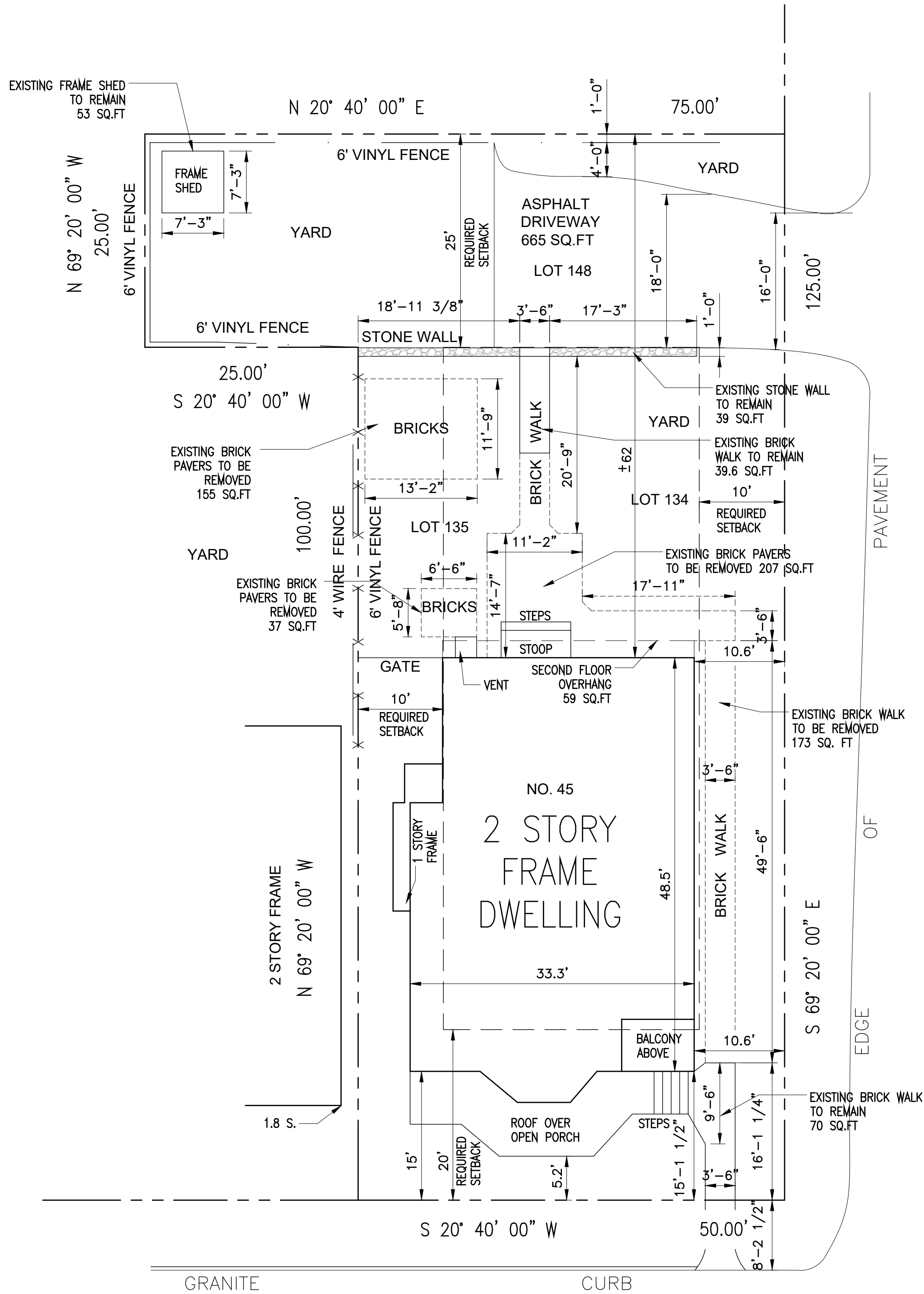
| Z O N I N G   T A B L E  |        |                      |          |           |                       |
|--|--------|----------------------|----------|-----------|-----------------------|
| PROPERTY LOCATION : 45 NORTHFIELD AVENUE TAX ID No 3.100 - 83 - 4  |        |                      |          |           |                       |
| OWNER : HARVINDER JULKA 45 NORTHFIELD AVENUE DOBBS FERRY, NY 10522 |        |                      |          |           |                       |
| ZONING DISTRICT  | OF - 6 |                      |          |           |                       |
| REQUIREMENT  | UNITS  | REQUIRED/<br>ALLOWED | EXISTING | PROPOSED  | VARIANCE<br>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    | 51.1      | NO                    |
| MINIMUM FRONT YARD SETBACK   | FEET   | 20                   | 15       | UNCHANGED |                       |
| MINIMUM REAR YARD SETBACK  | FEET   | 25                   | 61.33 ±  | 37.4 ±    |                       |
| 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 |                       |

**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 738.8  
STEPS AND STOOP 18  
STONE WALL 39  
BRICK WALK 109.6  
DRIVEWAY 665  
TOTAL PROPOSED 3,514.4  
3,514.4 / 6,875 = 51.1%

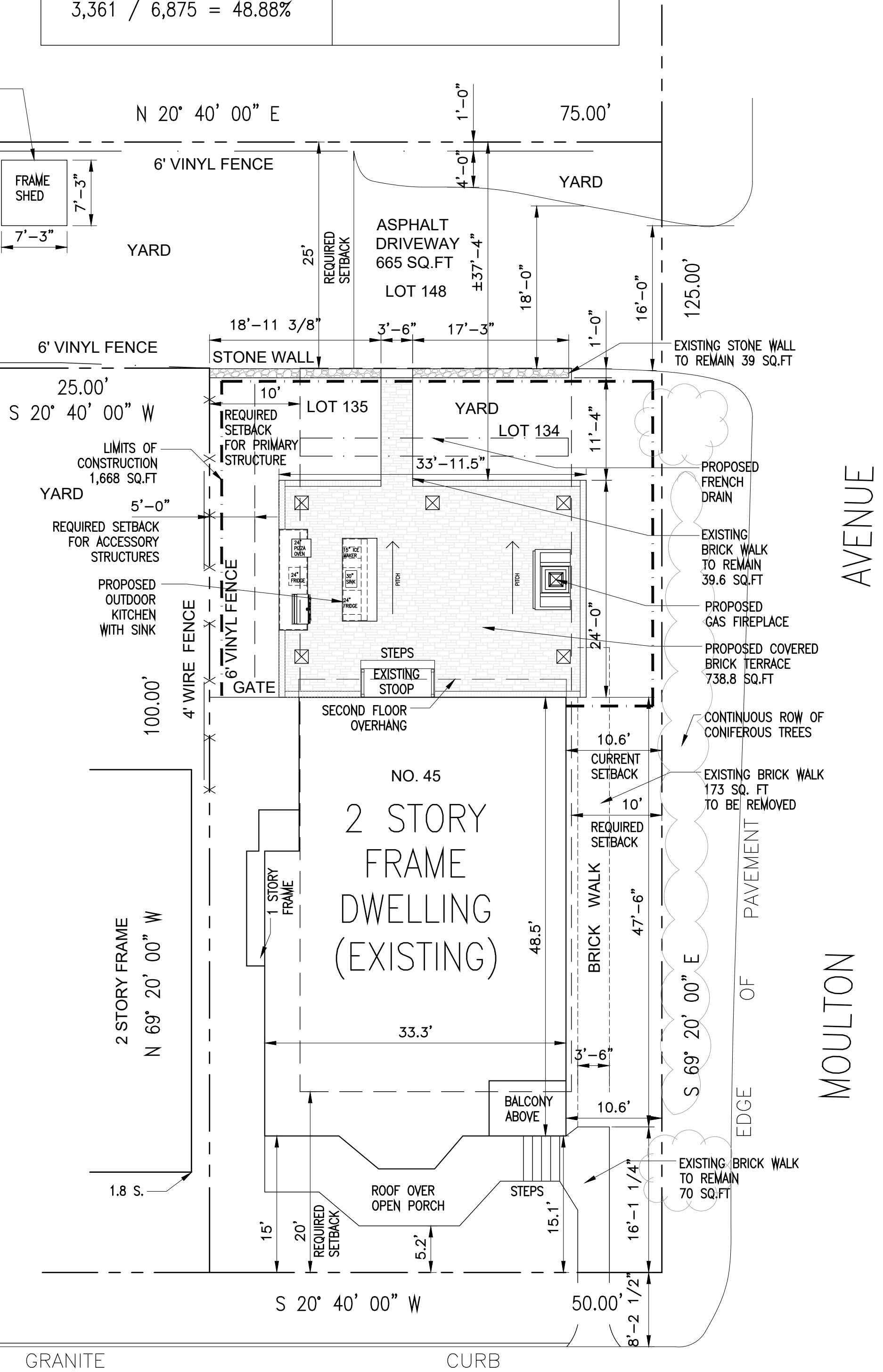


**OUTDOOR KITCHEN ELEVATIONS**

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

**LEGEND**

- SETBACK LINE
- DEMO LINE
- - - - - EXISTING PROPERTY LINE
- — — — — EXISTING PAVEMENT EDGE
- ▨ EXISTING WALL
- x - x - x EXISTING WIRE FENCE



NOTE:  
ALL LIGHTING SHALL COMPLY  
WITH SECTION 300-11.4

**SITE PLAN - PROPOSED**

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

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT 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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PROJECT TITLE:  
**JULKA RESIDENCE**  
45 NORTHFIELD AVENUE  
DOBBS FERRY, NEW YORK 10522  
PROJECT NO.: 211

**GOTHAM DESIGN**  
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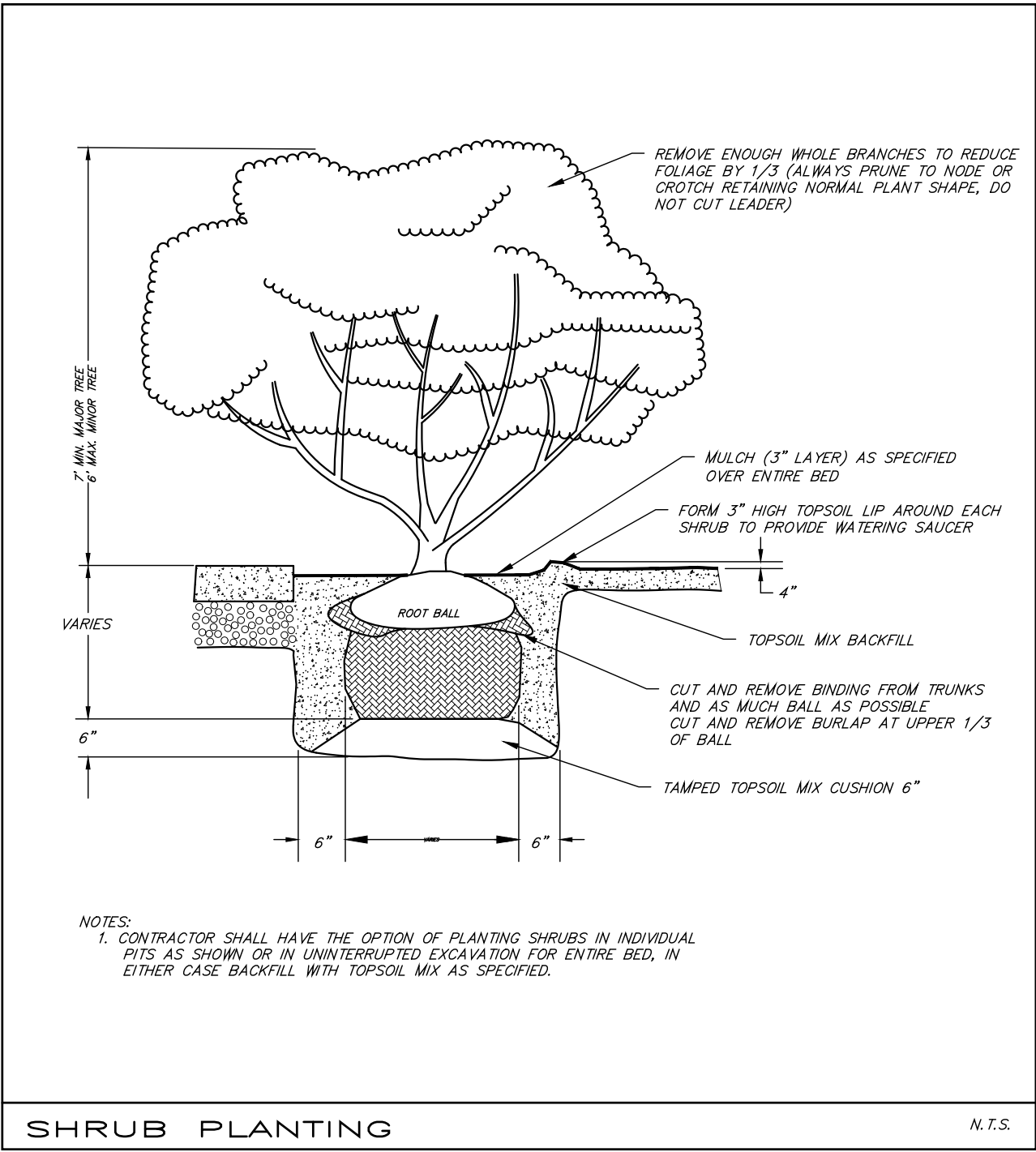
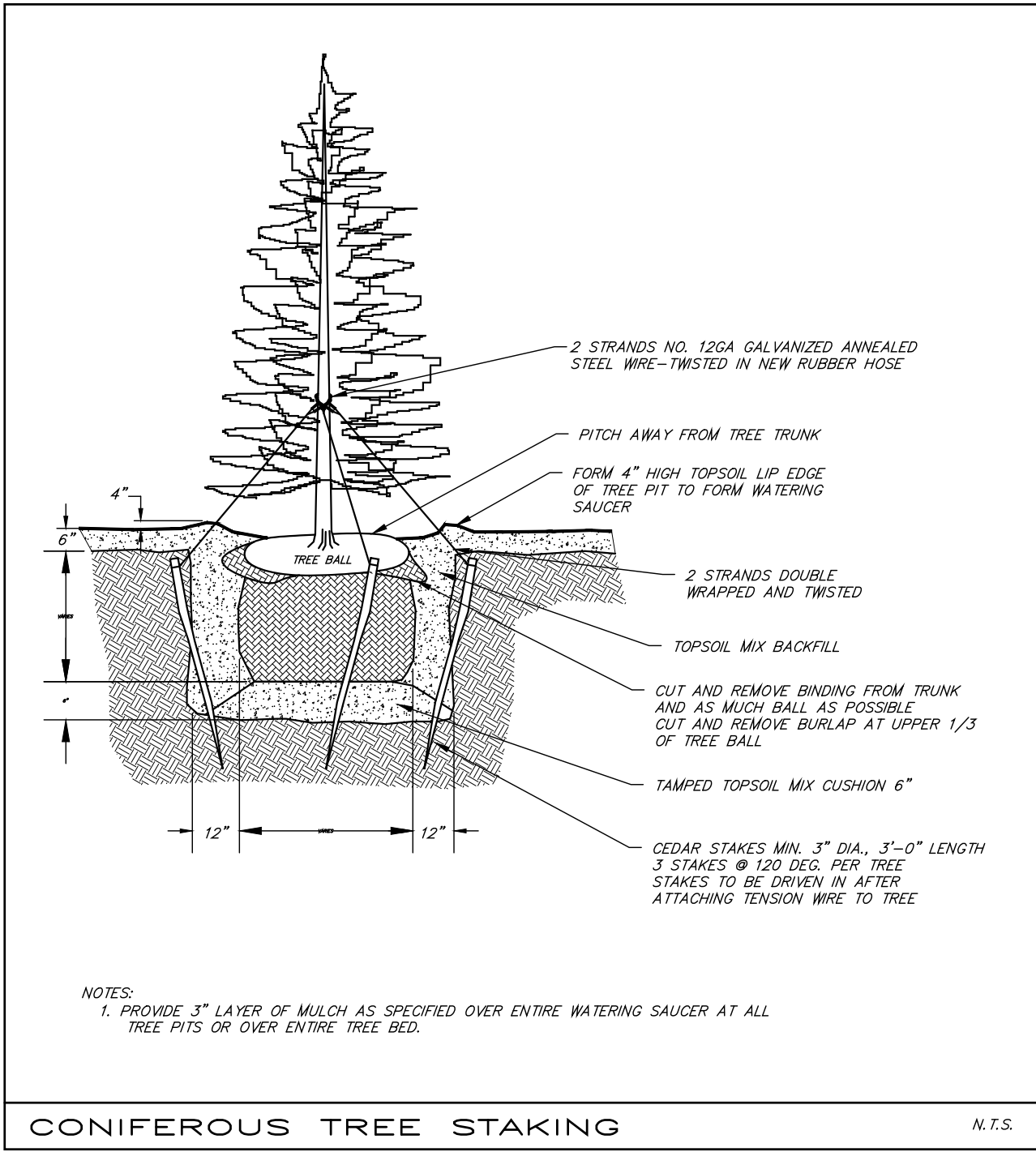
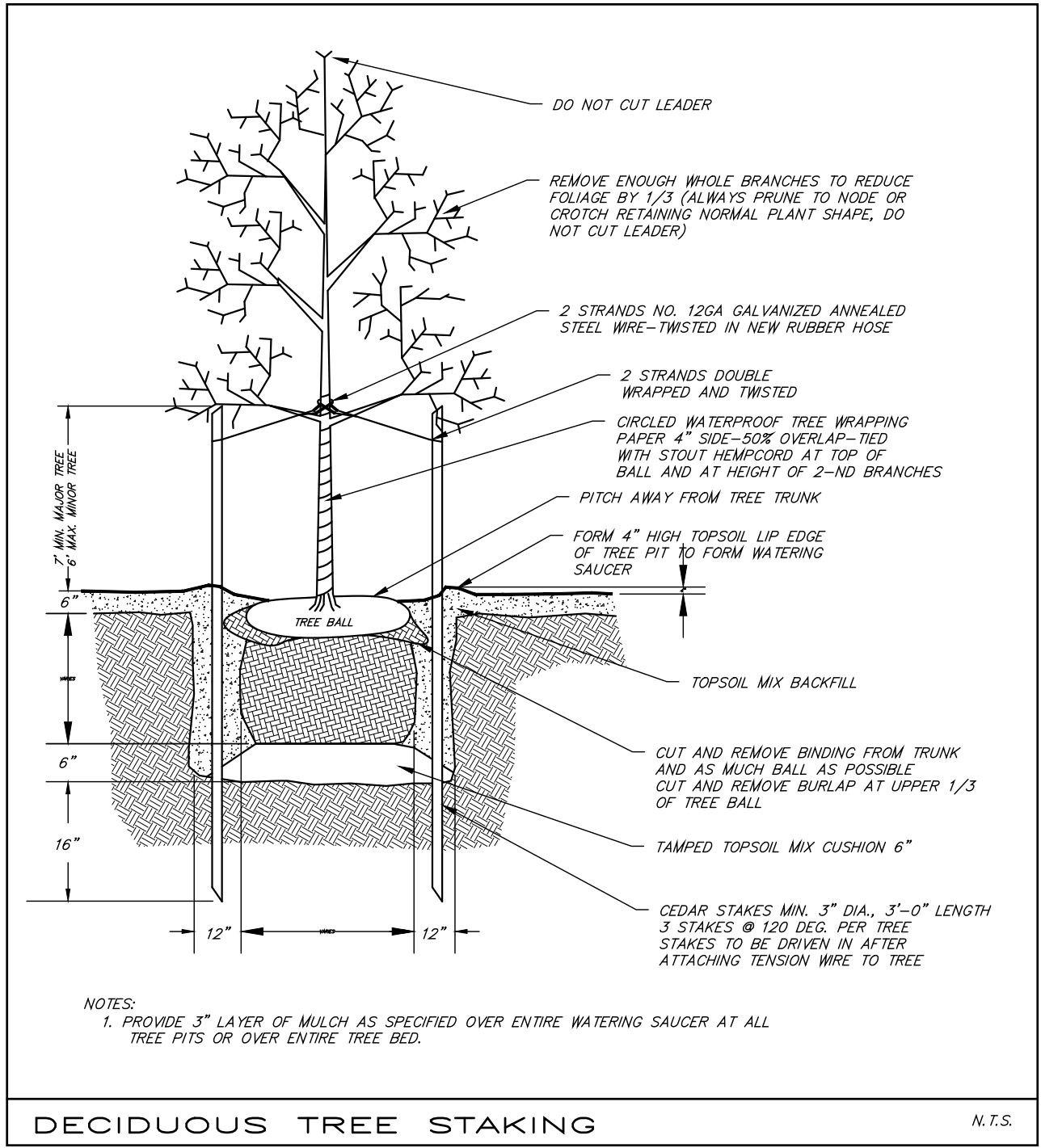
ISSUED / REVISIONS  
04-14-22  
REMOVED ROOF STRUCTURE FROM PROPOSED SITE PLAN  
REMOVED WOOD BURNING FIRE PLACE

SHEET TITLE:  
**EXISTING SITE PLAN  
PROPOSED SITE PLAN,  
ZONING TABLE,  
AND KITCHEN  
ELEVATIONS**

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

**A-1**



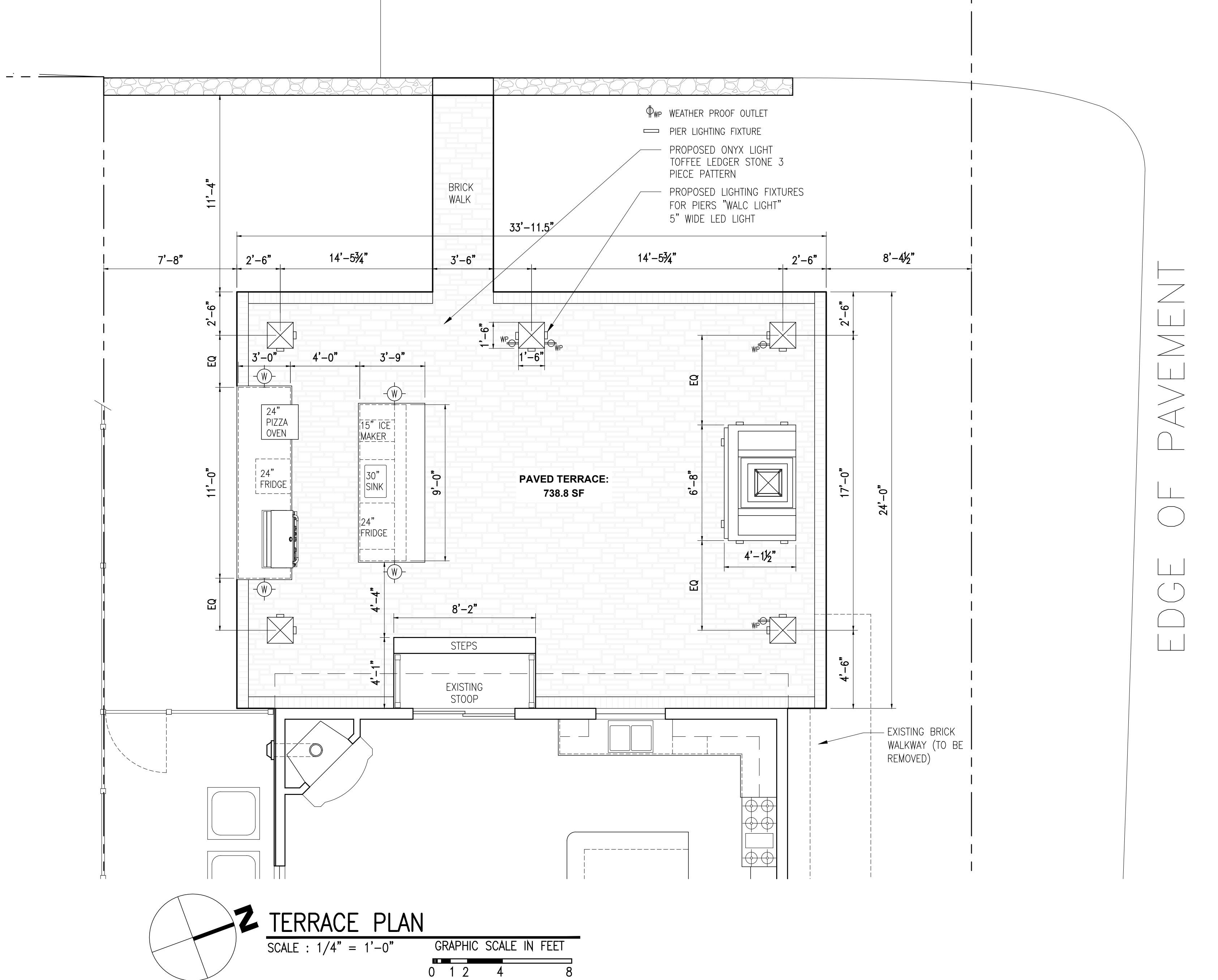
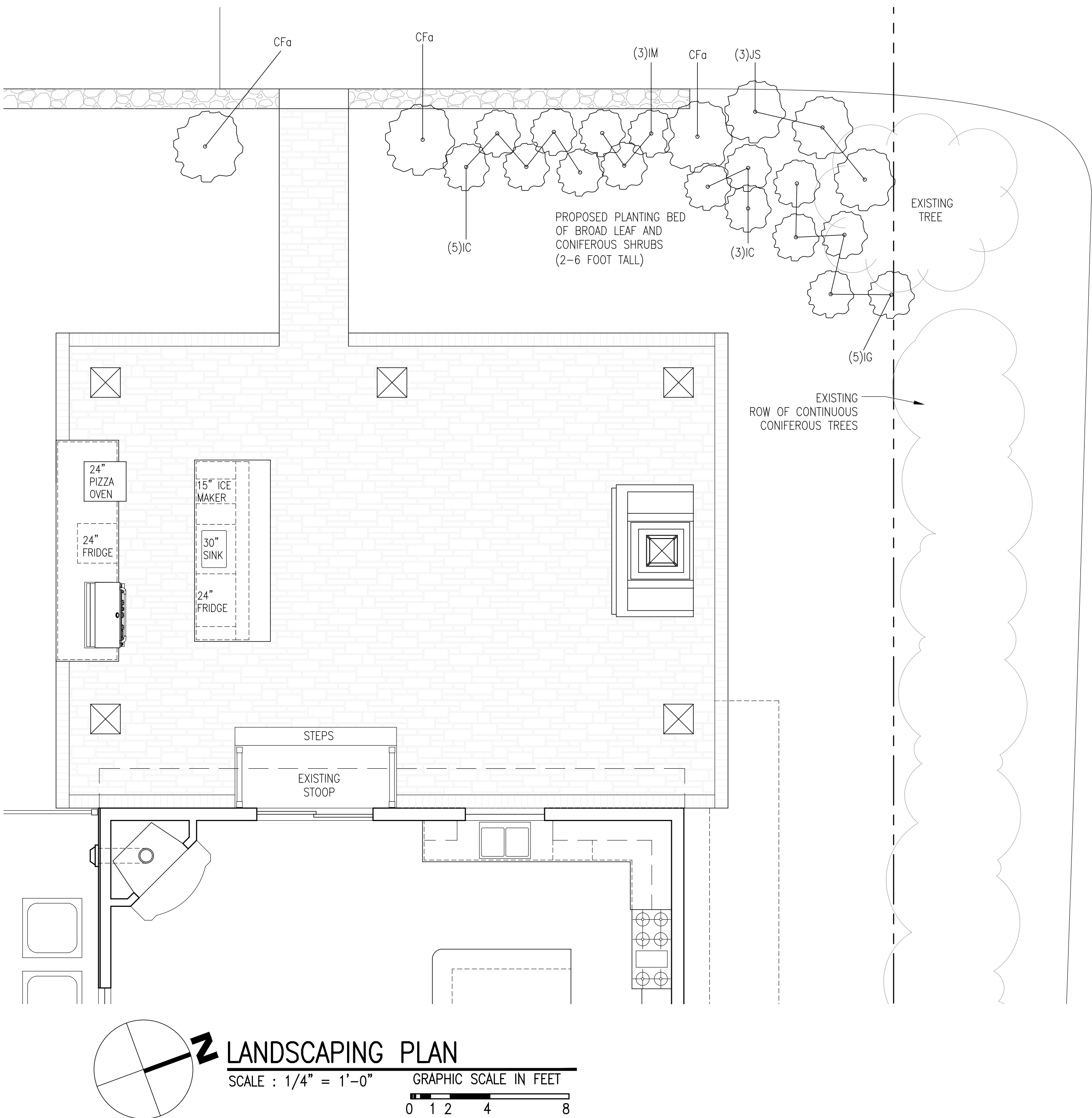


## PLANT LIST JULKA

| ABBREVIATION  | SCIENTIFIC NAME           | COMMON NAME               | SIZE (AT PLANTING) | SIZE (AT MATURITY) | QUANTITY |
|---------------|---------------------------|---------------------------|--------------------|--------------------|----------|
| <b>SHRUBS</b> |                           |                           |                    |                    |          |
| I C           | ILEX CRENATA "SOFT TOUCH" | SOFT TOUCH JAPANESE HOLLY | #7                 | 2 - 3' SP          | 8        |
| I M           | ILEX MESERVEAE "HACHFEE"  | CASTLE SPIRE HOLLY        | #15                | 5 - 6' HT.         | 3        |
| I G           | ILEX GLABRA               | INKBERRY                  | #10                | 2.5 - 3' HT.       | 5        |
| J S           | JUNIPERUS SCOPULORUM      | WICHITA BLUE JUNIPER      | #15                | 6 - 7' HT.         | 3        |
| C F a         | CORNUS FLORIDA            | WHITE FLOWERING DOGWOOD   | 2"                 | 15 - 20' HT.       | 3        |

### PLANT NOTES:

- ALL LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE PREPARED WITH 4" MINIMUM OF SCREENED TOPSOIL AND SEEDED OR SODDED WITH A BLUEGRASS AND PERENNIAL RYEGRASS MIX.
- ALL TREES & SHRUBS SHALL HAVE 12" TOPSOIL AROUND SIDES OF ROOTS. ADD SOIL FOR DEPTH AS NECESSARY.
- ALL PLANTS AND SHRUB BEDS SHALL RECEIVE 2" MINIMUM OF SHREDDED CEDAR MULCH.
- IF PLANT COUNTS DIFFER BETWEEN THE PLANT LIST AND THE PLANS, THOSE SHOWN GRAPHICALLY ON THE PLANS SHALL BE ASSUMED CORRECT.
- ALL PLANTS TO BE TYPICAL OF THE SPECIES, HEALTHY, AND FREE OF DISEASE AT THE TIME OF PLANTING AND WARRANTED FOR ONE YEAR THEREAFTER.



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PROJECT NO.: **2111**

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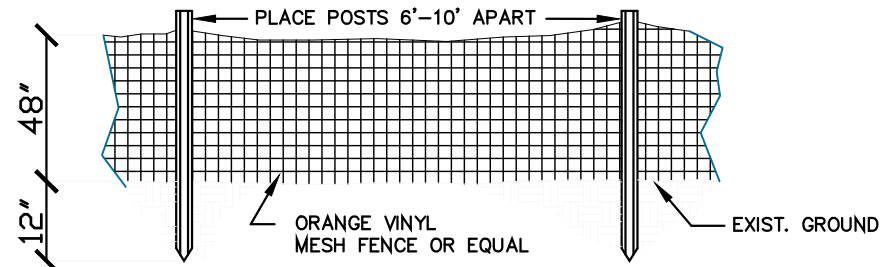
ISSUED / REVISIONS

SHEET TITLE:  
**PROPOSED TERRACE PLAN, LANDSCAPING PLAN, PLANT LIST, AND DETAILS**

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

**A-2.0**



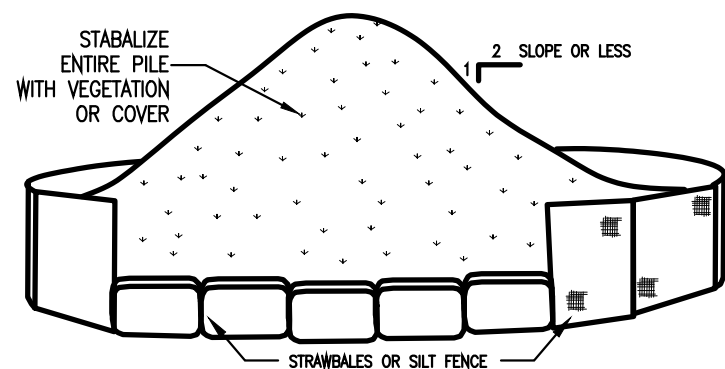


#### CONSTRUCTION FENCE

NOT TO SCALE

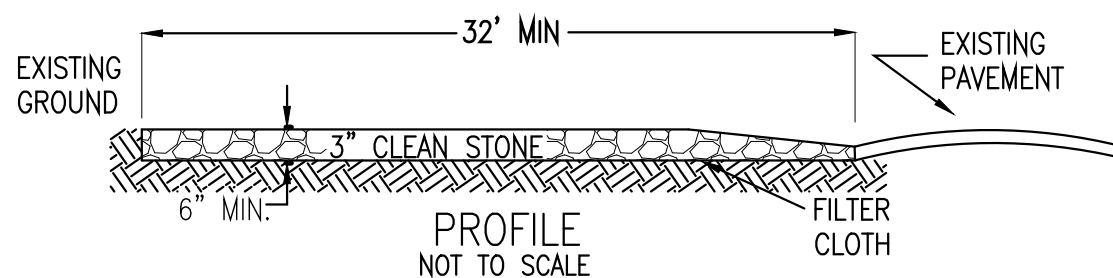
##### INSTALLATION NOTES:

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.



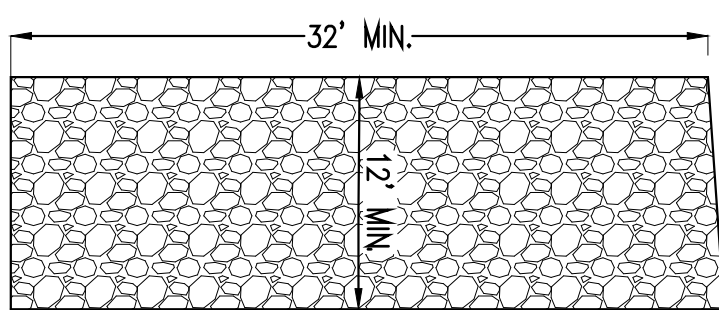
#### TOPSOIL STOCKPILE

NOT TO SCALE



##### PROFILE

NOT TO SCALE



#### PLAN VIEW

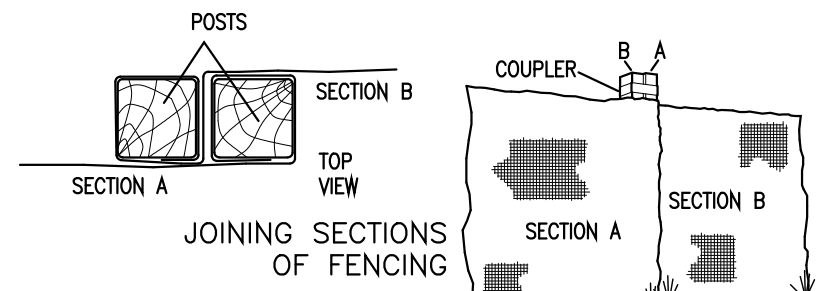
NOT TO SCALE

##### 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 OVERFLOWS TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOVABLE BERM 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.

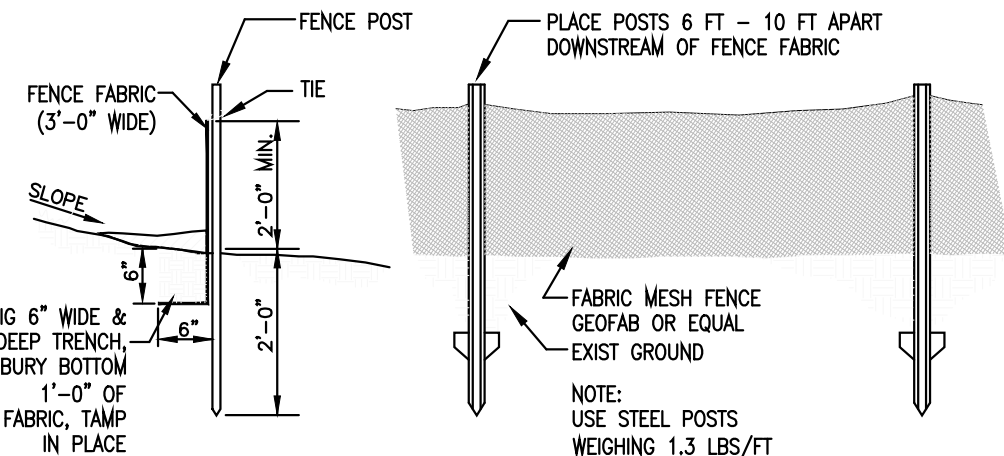
#### STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



##### INSTALLATION NOTES

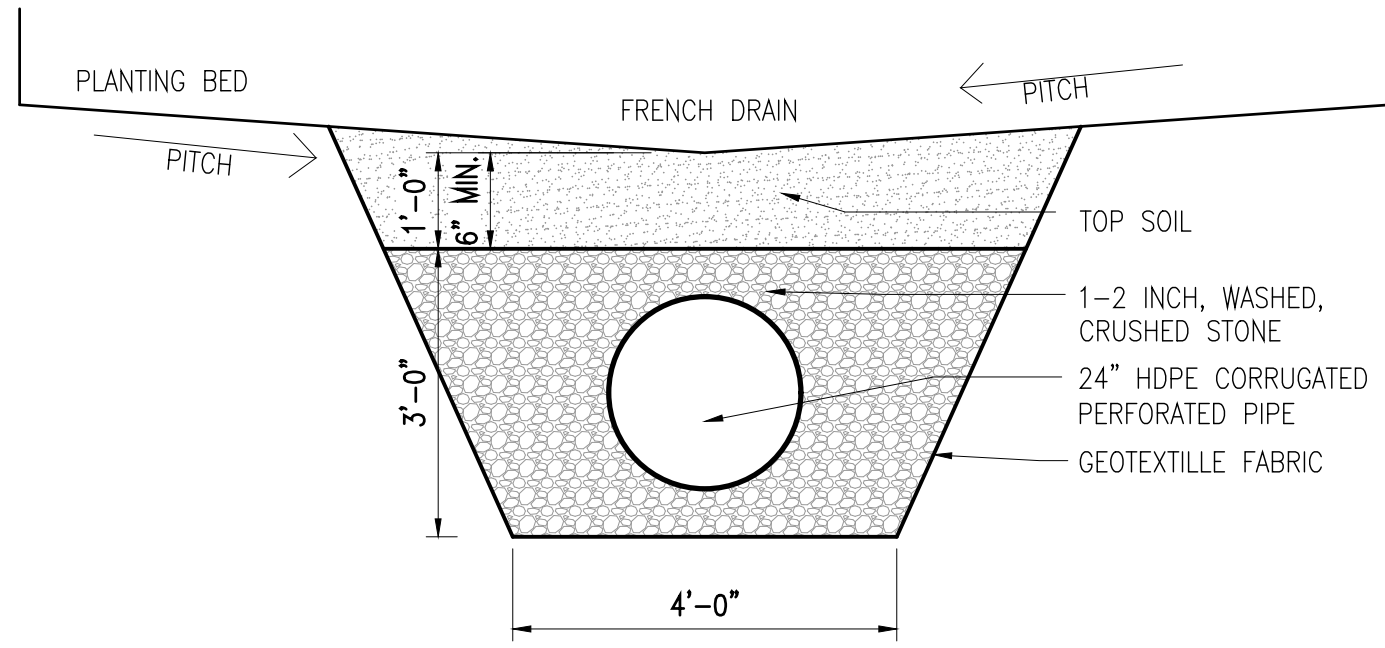
1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM 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 BEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDED TRENCH RESTORED TO A NATURAL CONDITION

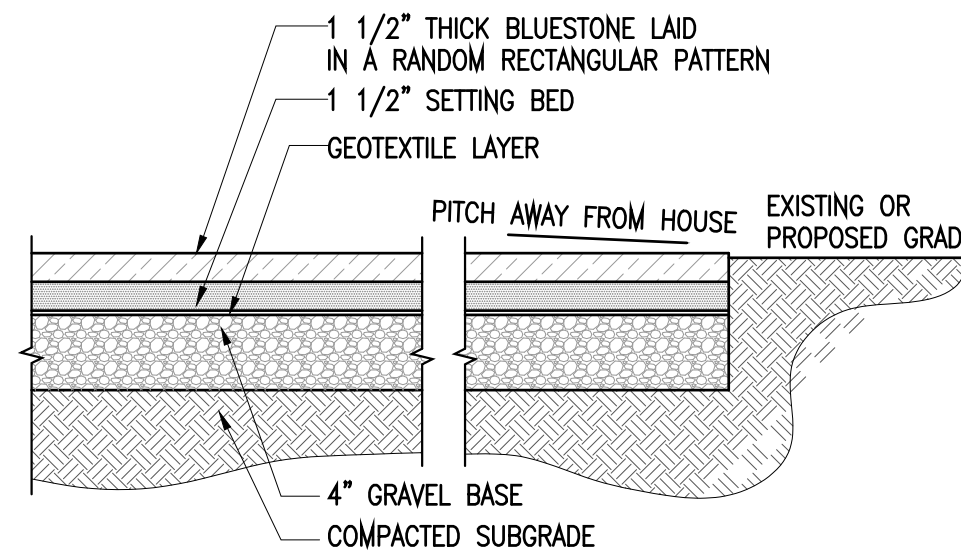
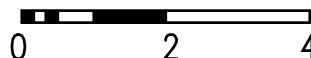
#### SILT FENCE DETAIL

NOT TO SCALE



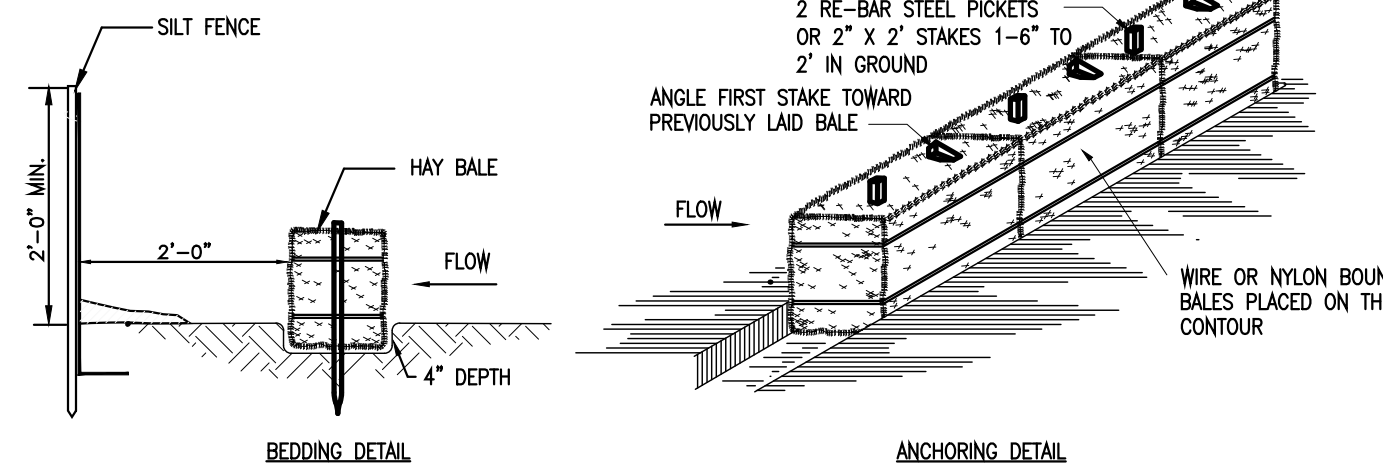
#### FRENCH DRAIN DETAIL

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



#### BLUE STONE PAVING DETAIL (ON GRADE)

NOT TO SCALE

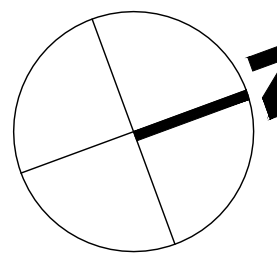
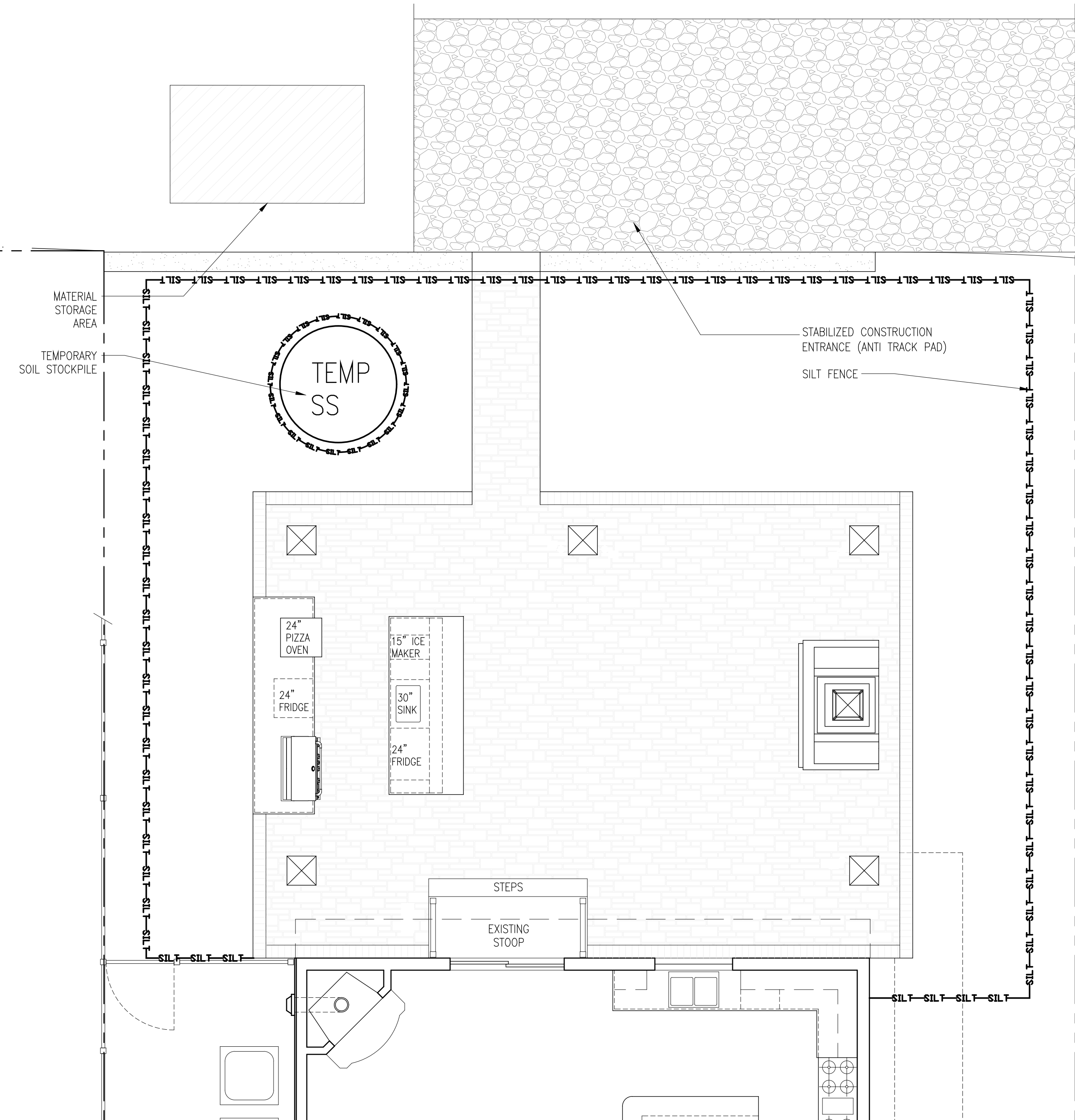


#### HAYBALE DETAIL (TYPICAL)

NOT TO SCALE

##### INSTALLATION NOTES

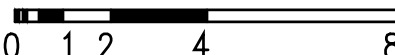
1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE 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.



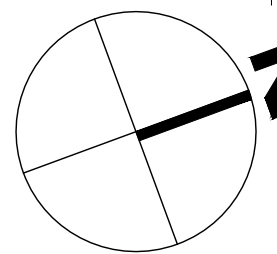
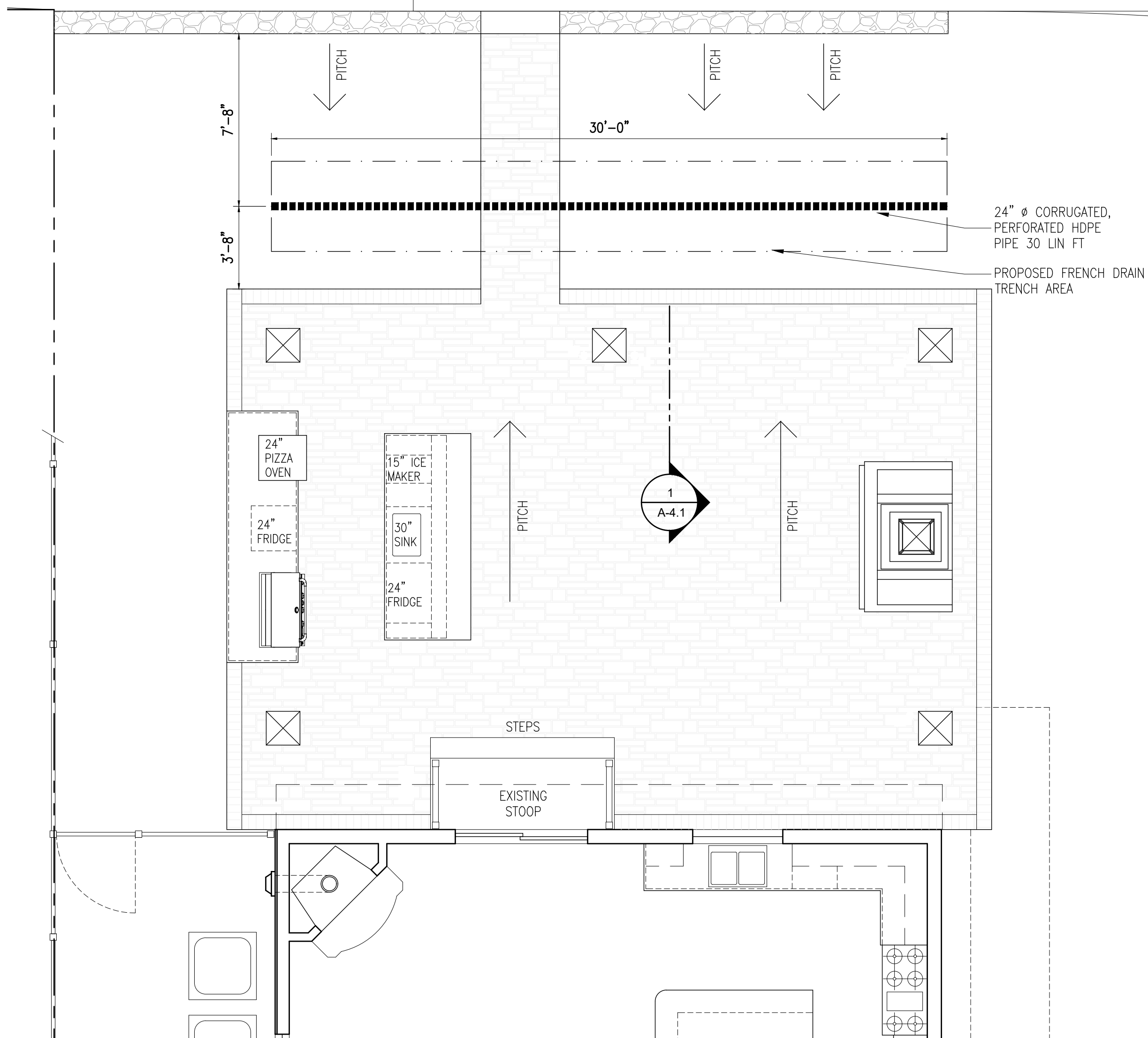
#### EROSION AND SEDIMENT CONTROL PLAN

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

GRAPHIC SCALE IN FEET



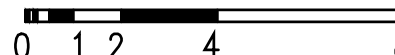
EDGE OF PAVEMENT



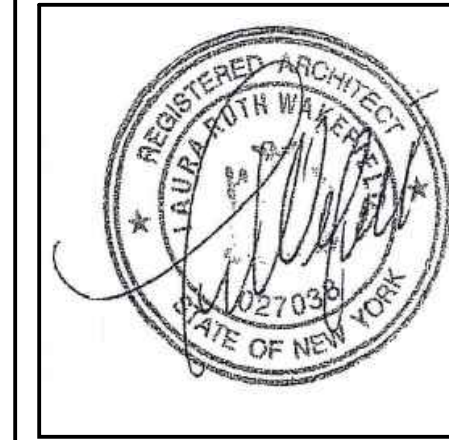
#### STORM DRAINAGE PLAN

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

GRAPHIC SCALE IN FEET



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##### ISSUED / REVISIONS

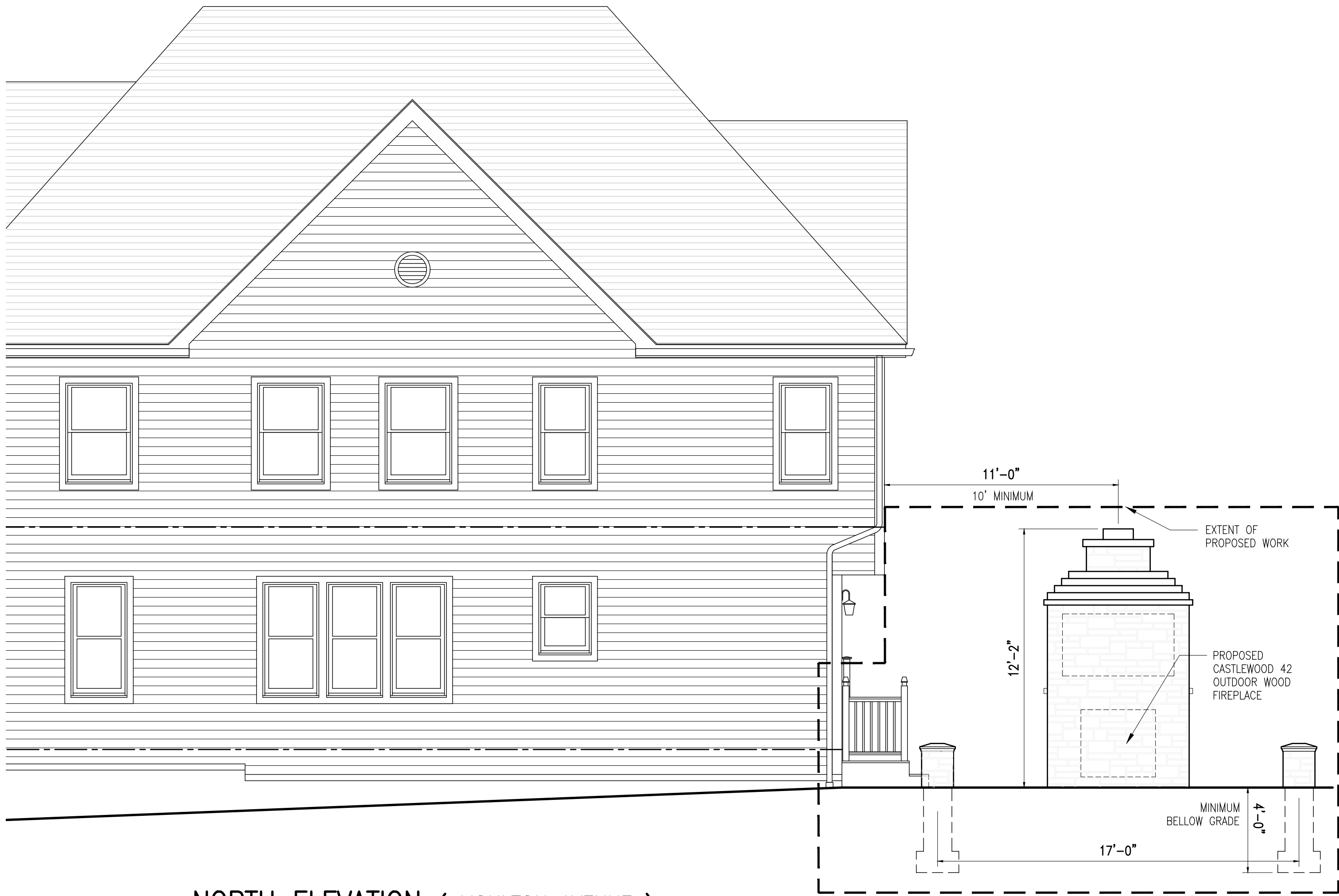
SHEET TITLE:  
**EROSION, SEDIMENT CONTROL PLAN, STORM DRAINAGE PLAN AND DETAILS**

DATE: **04-14-22** DRAWN BY: **SSJ**

SCALE: **AS NOTED** CHECKED BY: **PRS**

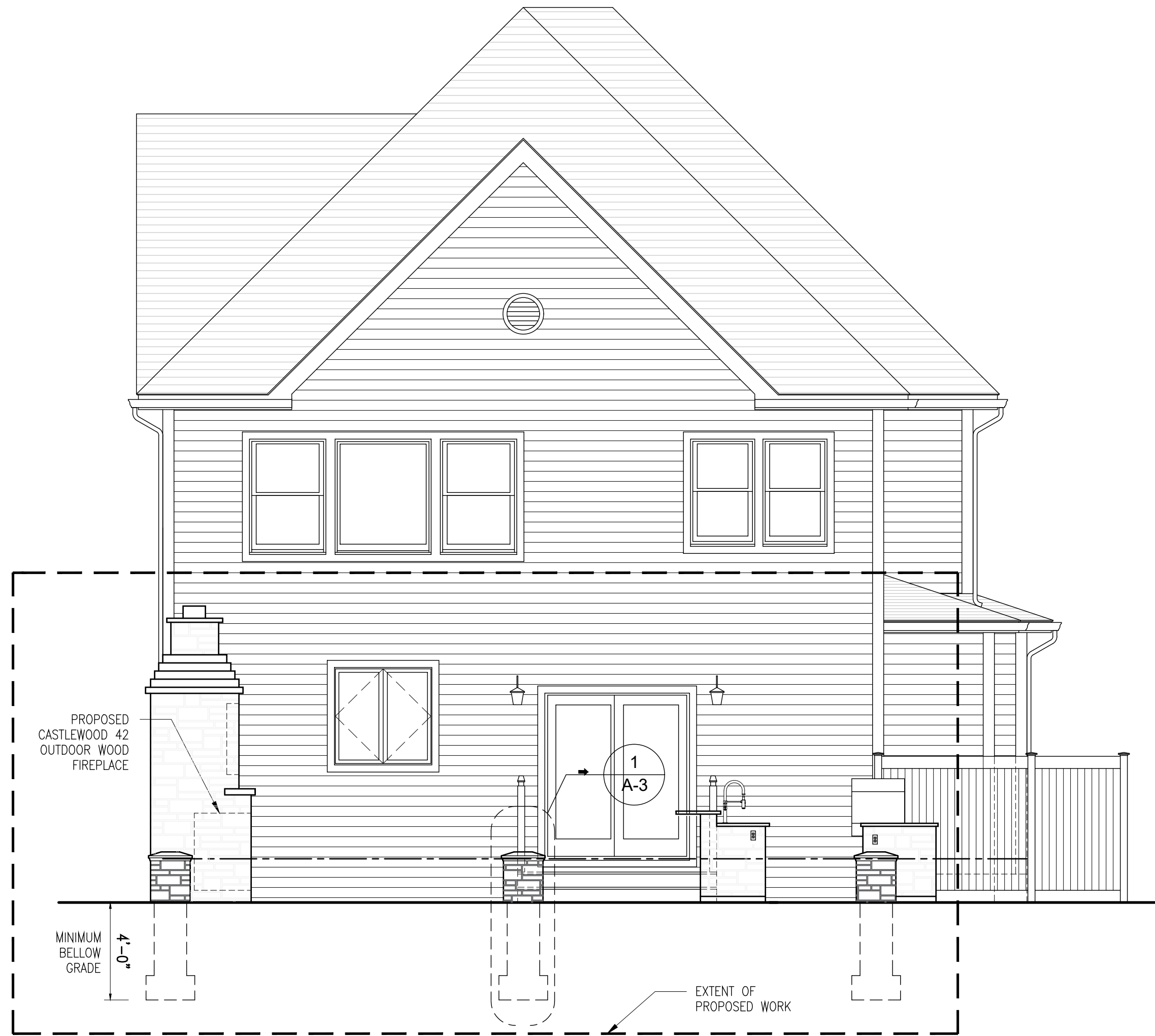
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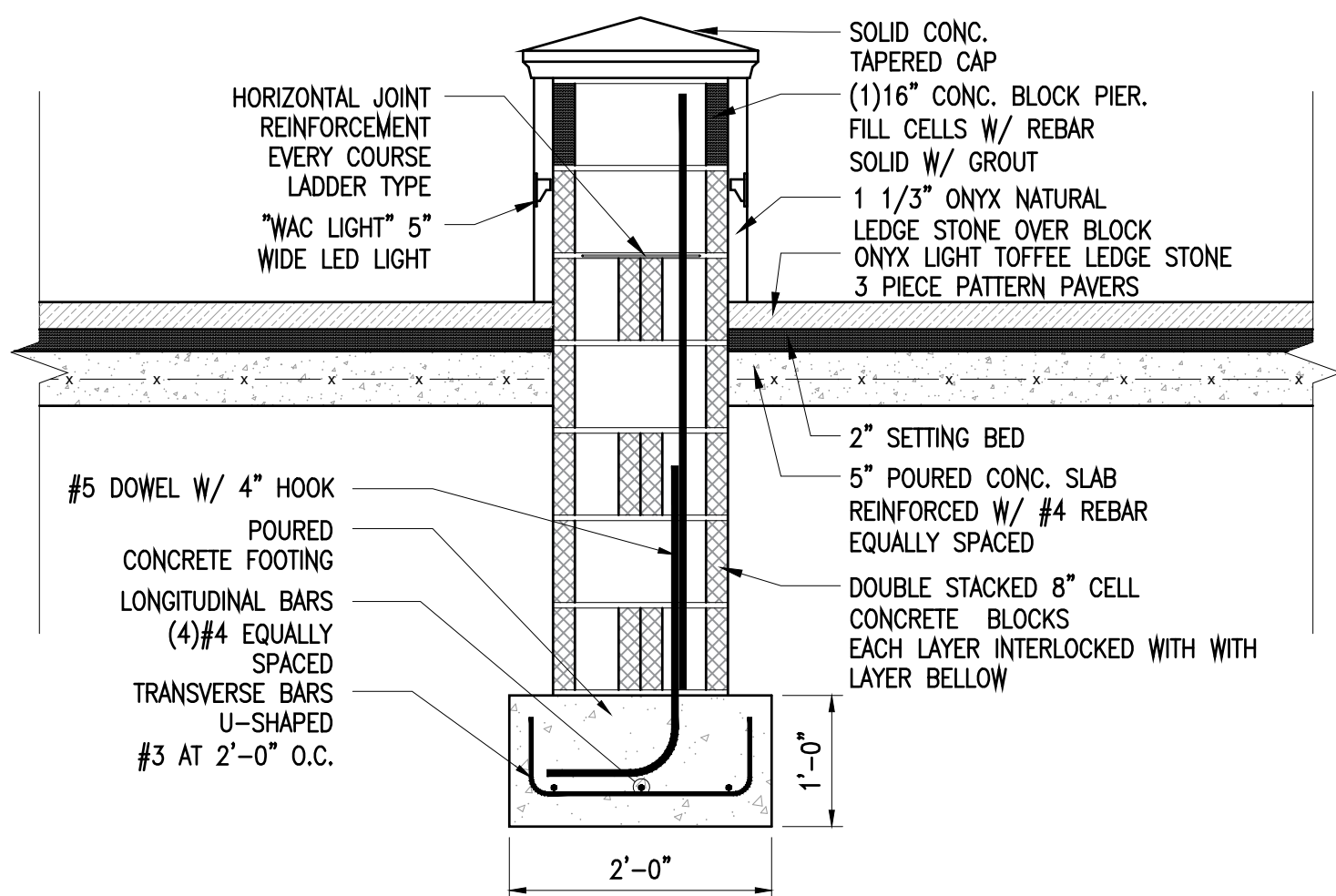
NORTH ELEVATION ( MOULTON AVENUE )

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



PIER DETAIL SECTION

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

#### CONSTRUCTION SEQUENCE NOTES:

- 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.
- INSTALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING THE FOLLOWING:
  - PLEASE ORANGE CONSTRUCTION FENCING AROUND ANY AREAS SCHEDULED FOR EX-FILTRATION TO AVOID COMPACTION.
  - CREATE A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA, INCLUDING AN ANTI-TRACKING PAD.
  - INSTALL TREE PROTECTION ON TREES AS NOTED ON THE PLANS AND RIBBON TREES SCHEDULED FOR REMOVAL.
  - ESTABLISH A CONSTRUCTION STAGING AREA.
  - REMOVE SELECTIVE VEGETATION FOR INSTALLATION OF SILT FENCE.
  - INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
- THE BUILDING INSPECTOR AND VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES, IF DEEMED NECESSARY TO MITIGATE UNFORESEEN EROSION OF DISTURBED SOILS AND SILTATION.
- MAINTAIN THE SITE FREE OF DEBRIS AT ALL TIMES. REMOVE DUMPSTERS WITHIN 24 HOURS OF BEING FILLED.
- 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.
- 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.
- STAKE THE SITE WITH OFFSET STAKES TO SHOW THE LIMITS OF THE EXCAVATION FOR THE TERRACE AND THE STORMWATER DRAINAGE SYSTEM.
- EXCAVATE FOR THE TERRACE AND STORMWATER DRAINAGE SYSTEM.
- 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.
- INSTALL THE CONCRETE FOOTINGS AND PIERS.
- INSTALL THE PLUMBING AND ELECTRICAL CONDUITS FOR THE OUTDOOR KITCHEN.
- INSTALL THE GRAVEL BASE FOR THE TERRACE PAVERS.
- INSTALL THE TERRACE.
- INSTALL 4" - 6" TOPSOIL AND FINISH GRADE THE SITE.
- SEED ALL DISTURBED SITE AREAS AND SPREAD SALT HAY OVER SEEDDED AREAS. MAINTAIN ALL PLANTED AREAS UNTIL MATERIAL HAS TAKEN ROOT AND BECOME STABLE.
- AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH VEGETATION, REMOVE EROSION AND SEDIMENT CONTROL MEASURES.
- SUBMIT "AS-BUILT" DRAWINGS OF THE COMPLETED WORK INCLUDING ALL SITE IMPROVEMENT AND HAVE A FINAL SURVEY PREPARED FOR SUBMISSION TO THE BUILDING DEPARTMENT.
- OBTAIN THE CERTIFICATE OF OCCUPANCY OR COMPLETION OF CONSTRUCTION FOLLOWING FINAL INSPECTION BY THE BUILDING INSPECTOR.

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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, DETAIL,  
AND CONSTRUCTION  
SEQUENCE**

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

**A-3**