

The Munits Residence

11 Myrtle Avenue, Dobbs Ferry, New York 10522

NOTES

1. Approved subject to all requirements and conditions of a July 1, 2021, resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval.
2. All construction work shall be performed in compliance with the administrative Building Code of the village of Dobbs Ferry, NY, and all other applicable ordinances and regulation of all Governing Agencies having jurisdiction over the work.
3. All Construction, including Plumbing, Mechanical and Electrical work, to be performed by Licensed Contractors and all required permits and certification shall be obtained prior to commencement of work.
4. The services of Gregory Sharp Architect (GSA) are being performed solely for the client's benefit and no Contractor, Subcontractor, Supplier, Fabricator, Manufacturer, Tenant, Vendor, Consultant or other third party shall have any claim against GSA as a result of the architectural agreement with the client or the performance or non-performance of GSA's services. It is understood that this provision will be brought to the attention of the parties with whom the client contracts and have them do the same with those who they contract.
5. The Construction and vendor contracts shall include provision describing GSA's role as stated in this agreement with respect to construction and installation of the furnishing and require the Contractor(s) (and any Vendors(s) working on the job site) to indemnify the client and GSA as set forth in the indemnification clause below, which shall appear in the Construction and Vendor Contracts. This obligation shall be insured by the contractor(s) and its subcontractors and any vendor working on the job site.
6. The contractor(s) shall defend, indemnify and hold harmless GSA and their respective directors, officers, partners, employees, and agents, from any and all claims directly or indirectly arising or alleged to arise out of the adjoining land or driveways, or streets or alleys used in connection with the performance of the work, and from any and all claims by Workmen, Suppliers or Subcontractors who are involved in the performance of the work.
7. The obligators set forth in this provision shall specifically include, but not be limited to, all claims directly or indirectly arising or alleged to arise under any scaffolding, structural work with respect to the protection of adjacent landowners.
8. The Contractor(s) shall be notified of any claims against GSA and given such reasonable information, authority and assistance as may be requested by him to enable him to perform the obligations set forth in this section. Failure to notify the Contractor(s) of a claim or to give such information, authority and assistance shall not discharge the obligations set forth in this section unless the Contractor(s) has been prejudiced in the defense of such a claim.
9. The Contractor(s) also expressly warrants and guarantees to GSA that all work performed by the Contractor(s), its Workmen, Suppliers and Subcontractors, shall conform to the requirements of the the contract documents and shall be performed in a safe and careful manner. The foregoing shall not deprive GSA of any other action, right or remedy otherwise available to them, at common law or otherwise. The term "Work" for purposes of this section means the obligations undertaken by the Contractor(s) pursuant to the contract documents. Work includes, unless specifically excepted, Furnishing all Material, Labor, Equipment, Supplies, Plant, Tools, Scaffolding, Transportation, Superintendence, Insurance, Taxes and all other Services, Facilities, and Expenses necessary for the full performance and Completion of the Requirements of the Contract Documents. Work also includes that which produced, constructed or built pursuant to the Contract Documents.
10. The Construction Contracts shall include a provision requiring the Contractor(s) or Vendor(s) to warrant to the Client and GSA that all Materials and Equipment Furnished will be new unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Construction Documents.

General Construction Notes: Building Department

- 1.0 The Building is a Single Family Residence
- 2.0 The New International Type Building Code went into effect in New York State on 2015. Building Code Chapter 92 - Final Version June, 2009

Special Inspection Items:

- *Sediment and Erosion Control
- *Footing
- *Preparation for Concrete Slabs and Walls
- *Framing
- *Building Systems, including underground rough in.
- *Fire resistant Construction and Penetrations
- *Insulation
- *Solid Fuel
- *Foundation and Footing drain
- *Energy Code Compliance
- *Final Inspection for Co/O
- *Additional State and Local Law Inspections as required.

- 4.1 Scope of work: Proposed Distribution in the existing house, Proposed facades and Proposed livingroom. The project can be summarized as a Basement plus 1 floor with attached Garage.
- 4.2 All Proposed work will be set on undisturbed soil.
- 4.3 All doors marked F.P.S.C. shall be at least 1 hour fire rated.
- 4.4 All masonry partitions shall be braced.
- All finishes over .036 of an inch in thickness shall comply with flame spread rating or be approved by the Board of Standards and Appeals.
- All sprinkler if required, Halon, fuel oil, etc. shall be filed under separate application.

General Safety Notes

- 1.2 Construction operations shall be confined to normal working hours: 7 am - 7 pm MONDAY-SATURDAY, except legal holidays.
- 2.1 All work shall be done in accordance with the New York State Building Code and regulations of all other state, local or federal agencies having jurisdiction.
- 2.2 The Contractor shall provide adequate bracing and shoring to ensure the structural stability of the premises.
- 2.3 The Contractor must conduct their activities so as not to endanger any individual. Contractors shall comply with all applicable OSHA codes.
- 2.4 All Contractors shall be equipped with safety equipment including gloves, eye protection or other specialized equipment required for the work being performed.
- 2.5 The Contractor shall maintain work areas and access ways thereto safe against intrusion of unauthorized persons. The Contractor shall be responsible for keeping unauthorized persons out of the work area and for protecting the safety and security of the Owners and general public.
- 2.6 The Contractor shall be required to protect from falling debris all persons and property in areas beneath and adjoining the work area.
- 2.7 Work which necessitates the use of chemicals or equipment that produces noxious fumes or excessive noise, will be allowed during normal business hours. Should such work be required, arrangements shall be made with the Owner. The Owner reserves the right to stop any work, which causes excessive disturbances.

- 2.8 Separate access to the affected areas shall be provided by the Contractor and shall be made safe and non-accessible during non-working hours. Construction-related traffic shall be permitted as designated by the Owner.
- 3.0 Storage
- 3.1 No flammable, toxic or hazardous materials or supplies shall be allowed in the Building unless specifically approved by the Owner. Storage of such materials is to be in a manner and location designated by the Property Owner.
- 3.2 Material Safety Data Statements covering safety information, contents and antidotes will be filed with the Property Owner for all materials used in the Building.
- 3.3 Contractor materials are not to be stored in any public or occupied areas. Owner is not responsible for the theft or damage of construction equipment or materials stored in the building.
- 3.4 All building materials stored at the construction area and/or in any area of the building are to be secured in a locked area. Access to such areas to be controlled by Owner and/or Contractor.
- 4.0 Deliveries
- 5.0 Sprinklers and Fire Alarms
- 5.1 No work is to be done which affects any aspect of the Buildings sprinkler or fire alarm system without prior approval of the Property Owner. Alarm panels must be returned to full operation by the end of the day.
- 5.2 There must be one (1) fire extinguisher for every seventy-five feet (75'-0") on the job at all times. ABC type all-purpose extinguishers shall be used.
- 5.3 All required permits, a Fire Watch (by persons caring of Qualification and Fitness) and protective blankets are required for all burning and welding.
- 6.0 Trash Removal
- 6.1 Construction debris and all trash shall be removed from the work area daily and placed in a legal container arranged for by the Contractor. Contractor is responsible for general area of where debris is disposed of (ie where trash drops or is blown from the container).
- 7.0 Damage
- 7.2 The Contractor shall assume responsibility to protect all materials from loss or damage at no cost to the Owner, until they are finally incorporated into the work and accepted, whether or not the Owner has paid them for.
- 8.0 Disconnecting Equipment, Utilities

Required Notes from Town:

- All work must conform to the satisfaction of the building inspector.
- The Building Inspector or Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.
 - "As-Built" drawings of the site improvements shall be submitted to the Village Engineer for the review prior to obtaining Certificate of Occupancy.
 - Infiltration system access ports shall be shown on the "As-Built".
 - The infiltration system must not be connected until construction is complete and the site is stabilized. A note, stating as much, should be added to the plans.
 - Cut/Fill material shall not be imported to or exported from the site.
 - 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.
 - Before the plan site is signed by the chairman of the planning board, the applicant shall be required to post a performance bond or other type of acceptable monetary guarantee wick shall be in the amount determined by the Planning Borad and the Village Engineer and in a form satisfactory to the Village Attorney.

ZONING TABLE				
PROPERTY LOCATION: 11 MYRTLE AVENUE, DOBBS FERRY N.Y. BLOCK:17 LOT:11 TAX ID NO 3.50-17-11				
OWNER: NATHAN MUNITS				
ZONING DISTRICT		OF-2 ONE FAMILY RESIDENCE		
REQUIREMENT	UNITS	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT SIZE	S.F.	20,000	29,245 SF.	29,245 SF.
MINIMUM LOT WIDTH	FT.	125	107.4	107.4
MINIMUM LOT DEPTH	FT.	125	240.75	240.75
MAXIMUM BUILDING COVERAGE	%	18	9.2	10.5
MAX. IMPERVIOUS COVEGARE	%	40	42.1	45.5
MINIMUM YARDS				
FRONT YARD SETBACK	FT.	30	107.4	107.6
SIDE YARD SETBACK (EACH)	FT.	20	19.8	19.8
SIDE YARD SETBACK (BOTH)	FT.	50	46.8	46.4
REAR YARD SETBACK	FT.	25	63.3	63.3
STORIES	#	2 ½	2	2
MAXIMUM HEIGHT	FT.	35	21'-4"	22'-2"
OFF STREET PARKING	#	2	2	2

TABLE OF CONTENTS	
T-001	Title page
ST-001	Existing Site Plan & Pictures
ST-002	Survey
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C-3	Stormwater Management Plan - Details
WSP	Watershed Maps
LCP	Lot Coverage Plan
ST-003	Proposed Site Plan
T-002	Existing Conditions
T-003	Landscape Plan
D-001	Demolition
A-001	Basement Construction Plan
A-002	1s Floor Construction Plan
A-003	Roof Construction Plan
A-004	Elevations
A-005	Elevations
A-006	Sections
A-007	Perspectives

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Effective 10/03/2016)													
Location: Village of Dobbs Ferry Zip Code: 10522													
Ground Snow Load	Wind Design				Seismic Design Category (RCRY Only)	Subject to Damage From			Climate Zone	Ice Barrier Underlayment Req'd	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Type Effects	Special Wind Region	Wind-borne Debris Zone		Weathering	Frost Line Depth	Termites					
30	*Special Wind Region	NO	NO	NO	C	Severe	42"	Moderat e to Heavy	4A	YES	**FIRM COMMUNITY - PANEL MAP# 36170C0001P EFFECTIVE DATE, 9-28-2007	2000	51.6

*115 MPH to 120 MPH. The specialist wind region should serve as warning to design professionals is evaluating wind loading conditions. Wind speed higher than the derived values taken from Section 1609 of the IRC and Figure R301.2(4)A of the IRC are likely to occur and should be consider 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 we site <http://floodmap.floodsimple.com/>

2.Construction Sequences

Phase 1 - 3 weeks.

General Site Work, Silt Fence, Tree Protection, Tree removal, Excavation, Utility Connections, Locate Concrete Footings and Foundation Preparation.

Phase 1.2 - 4 weeks

Concrete Foundation, Underground plumbing,

Phase 1.3 - 3 weeks

Basement Concrete Slab, Backfilling foundation, Site Grading, Soil Retention, Site Drainage.

Phase 2 - 16 Weeks

Rough Framing, Structural Steel work, Wood Framing, Sub-floors, Sub-Roof, Sheathing, Air Barrier.

Phase 2.1 - 8 Weeks

Roofing, Installing Windows, Installing Siding and Exterior Finishes, Interior Framing and Stairs

Phase 2.2 - 12 Weeks

All rough in Mechanical, Electrical, and Plumbing. Modifying Framing as required, prepare to accommodate finishes etc.

Phase 3 - 12 Weeks

Install Sheetrock, Tape and Prime, Tile and Stone Finishes, Bathroom and Kitchen Waterproofing, Wood Flooring, Decking etc.

Phase 4 - 12 Weeks

Install Millwork, Cabinets, Closets, Doors, Hardware, Appliances, Final Paint and Accessories

Phase 4.1 - 6 Weeks

Final Landscaping, Hardscape, Plantings, Clean Up, Close Out, C of O. Punch List.

*Case Development Projects that this project will take approximately 15 Months in total construction time and there will be some overlap between the phases. We are hoping to begin upon approval from the Village in the early spring 2017.

3.Maintenance Guidelines For Cultec Stormwater System

The following guidelines shall be adhered to for the operation and maintenance of the CULTEC stormwater management system:

- The owner shall keep a maintenance log which shall include details of any events which would have an effect on the system's operational capacity.
- The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.
- Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.
- Debris removed from the stormwater management system shall be disposed of in accordance with applicable laws and regulations.

4. Suggested Maintenance Schedules

a. Minor Maintenance

The following suggested schedule shall be followed for routine maintenance during the regular operation of the stormwater system:
Frequency Action Monthly in first year Check inlets and outlets for clogging and remove any debris as required.

Spring and Fall Check inlets and outlets for clogging and remove any debris as required.

One year after commissioning and every third year following

Check inlets and outlets for clogging and remove any debris as required.

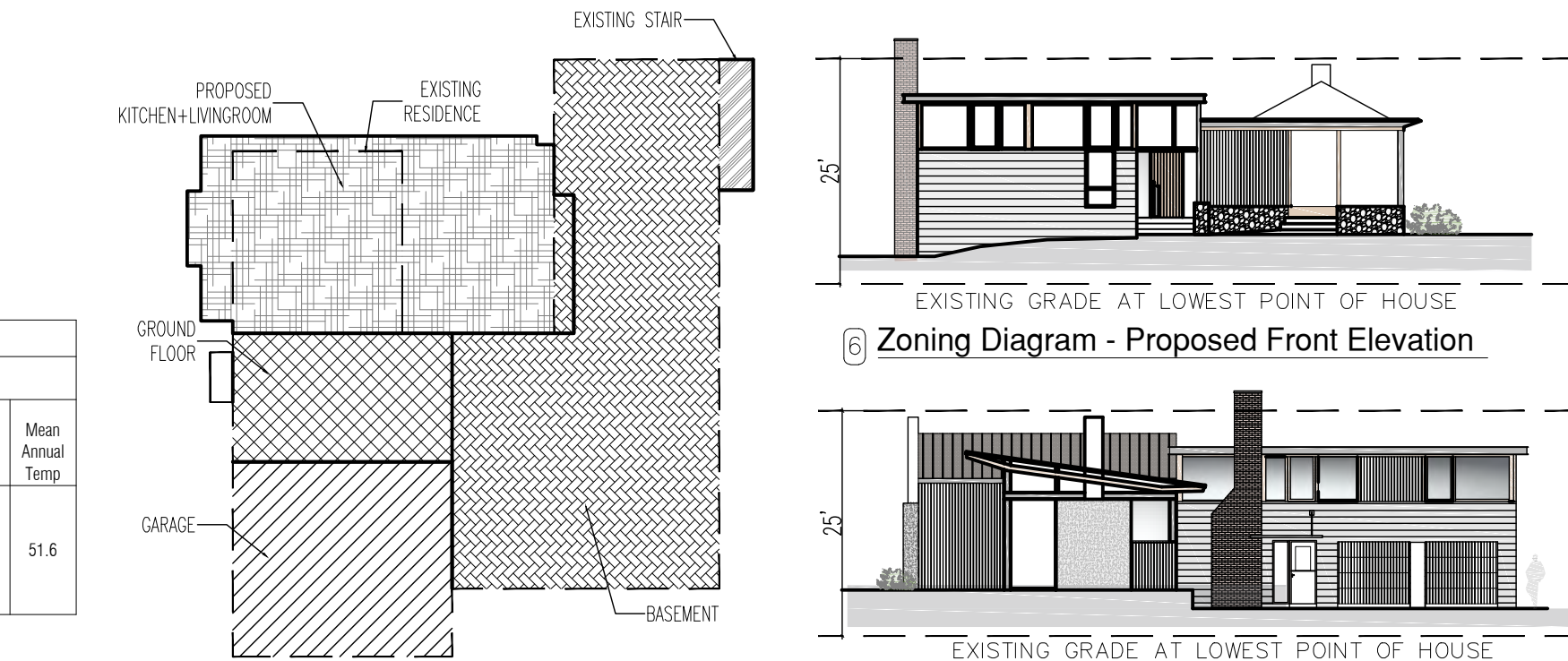
b. Major Maintenance

The following suggested maintenance schedule shall be followed to maintain the performance of the CULTEC stormwater management chambers. Additional work may be necessary due to insuffi cient performance and other issues that might be found during the inspection of the stormwater management chambers.



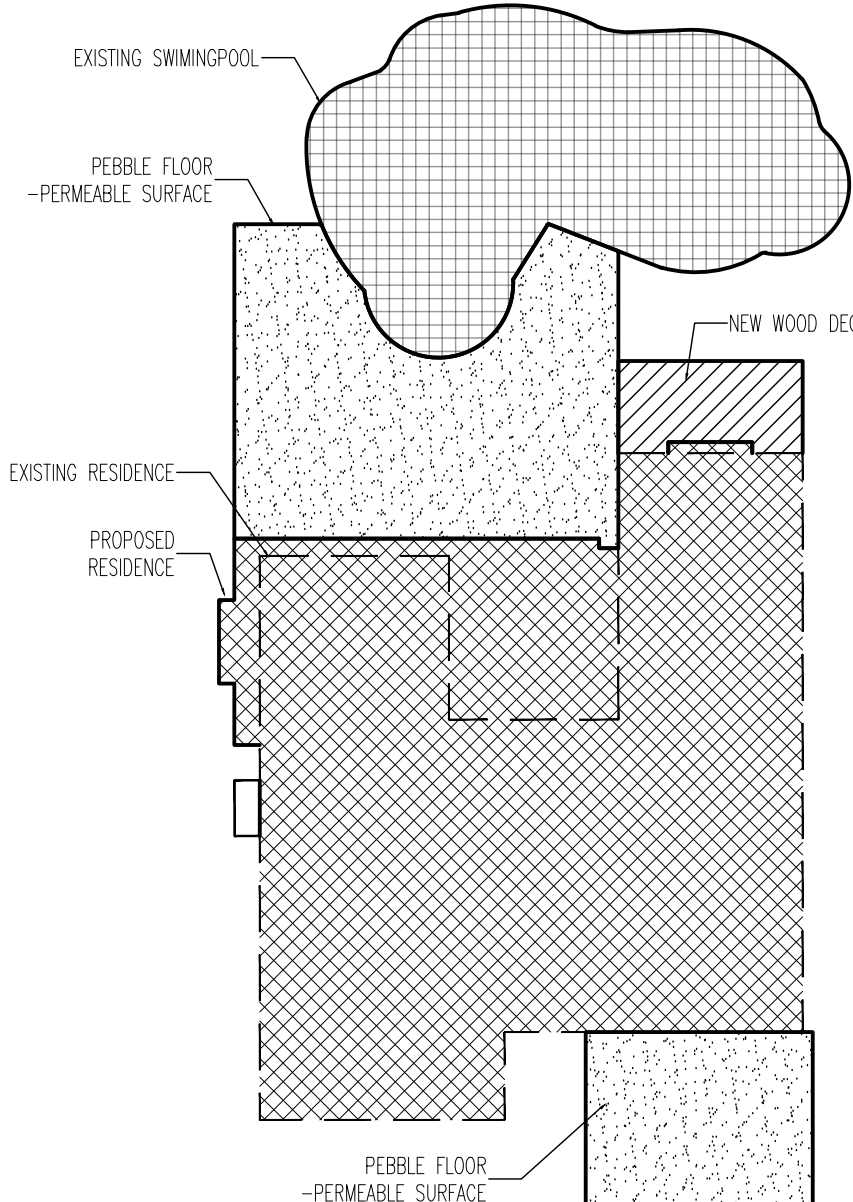
12 Rendering of Proposed Front

Do Not Scale See - Dimensions



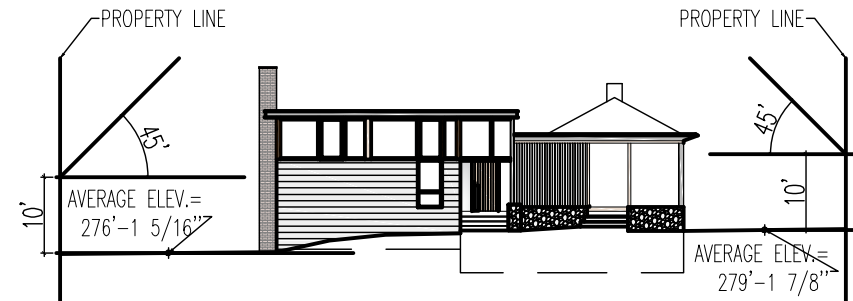
3 Zoning Diagram - Basement

SCALE: NS
Basement:1,344 Sqft
Garage:518 sqft.
Stair:54 Sqft
FAR: 342 sqft.



4 Zoning Diagram - First Floor

SCALE: NS
Lot Coverage Existing Residence:12,277 sqft.
Lot Coverage Proposed Residence:13,295 sqft.
FAR: 3,038 sqft.
Pebble Permeable Surface:1,271 sqft.
Wood Deck:156 sqft.
Pool:1,164 sqft.

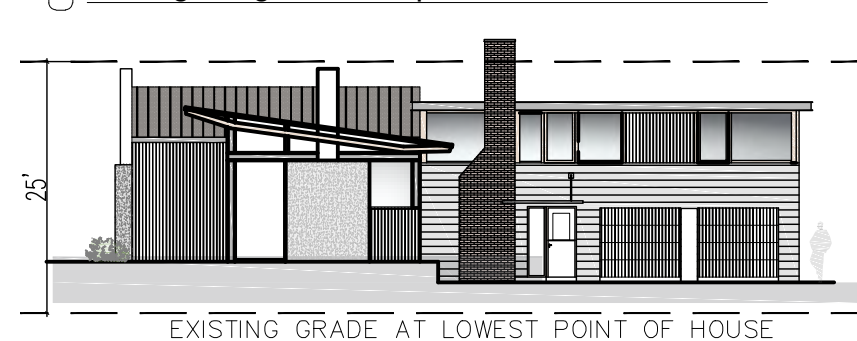


6 Sky Exposure Plane Diagram

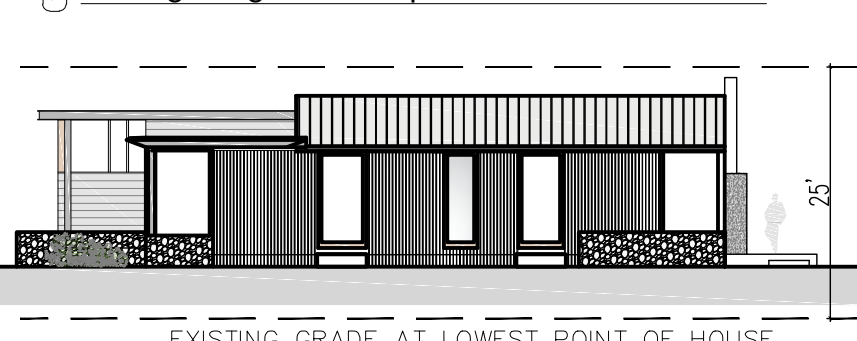
COMPLIES



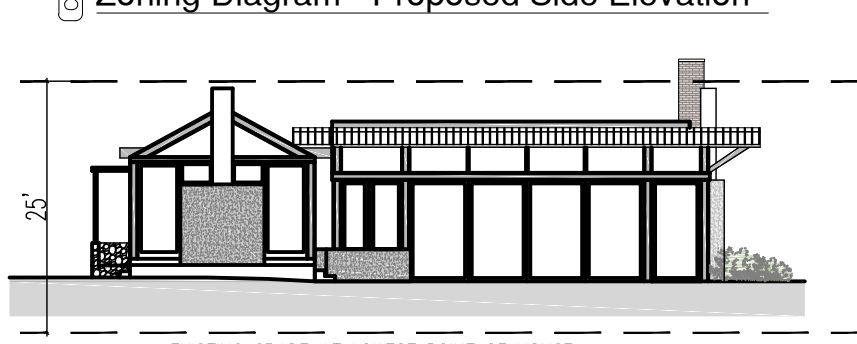
6 Zoning Diagram - Proposed Front Elevation



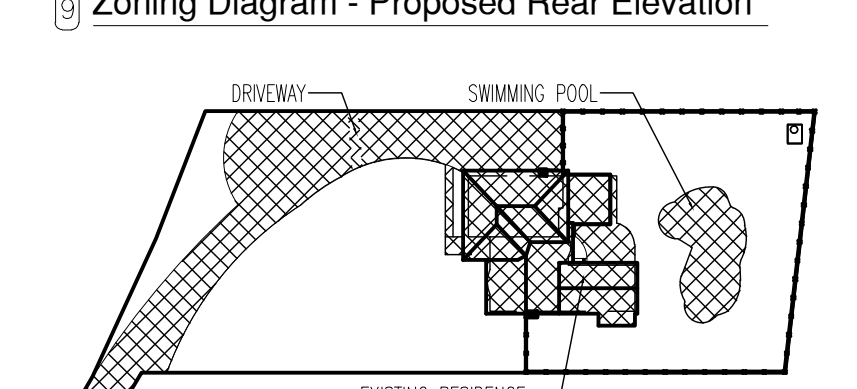
7 Zoning Diagram - Proposed Side Elevation



8 Zoning Diagram - Proposed Side Elevation

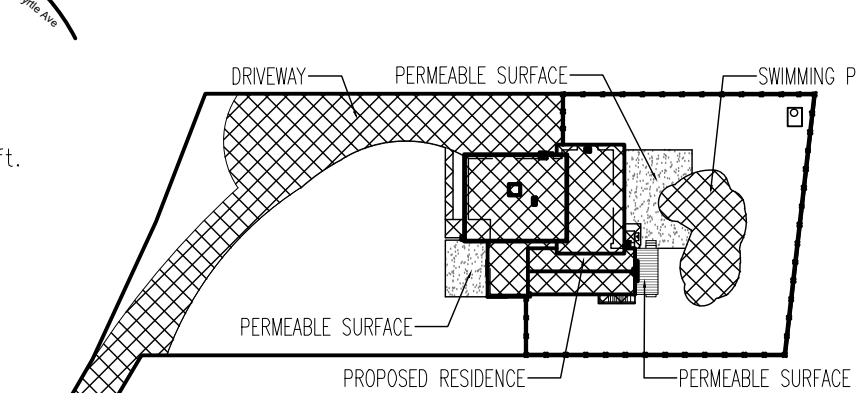


9 Zoning Diagram - Proposed Rear Elevation



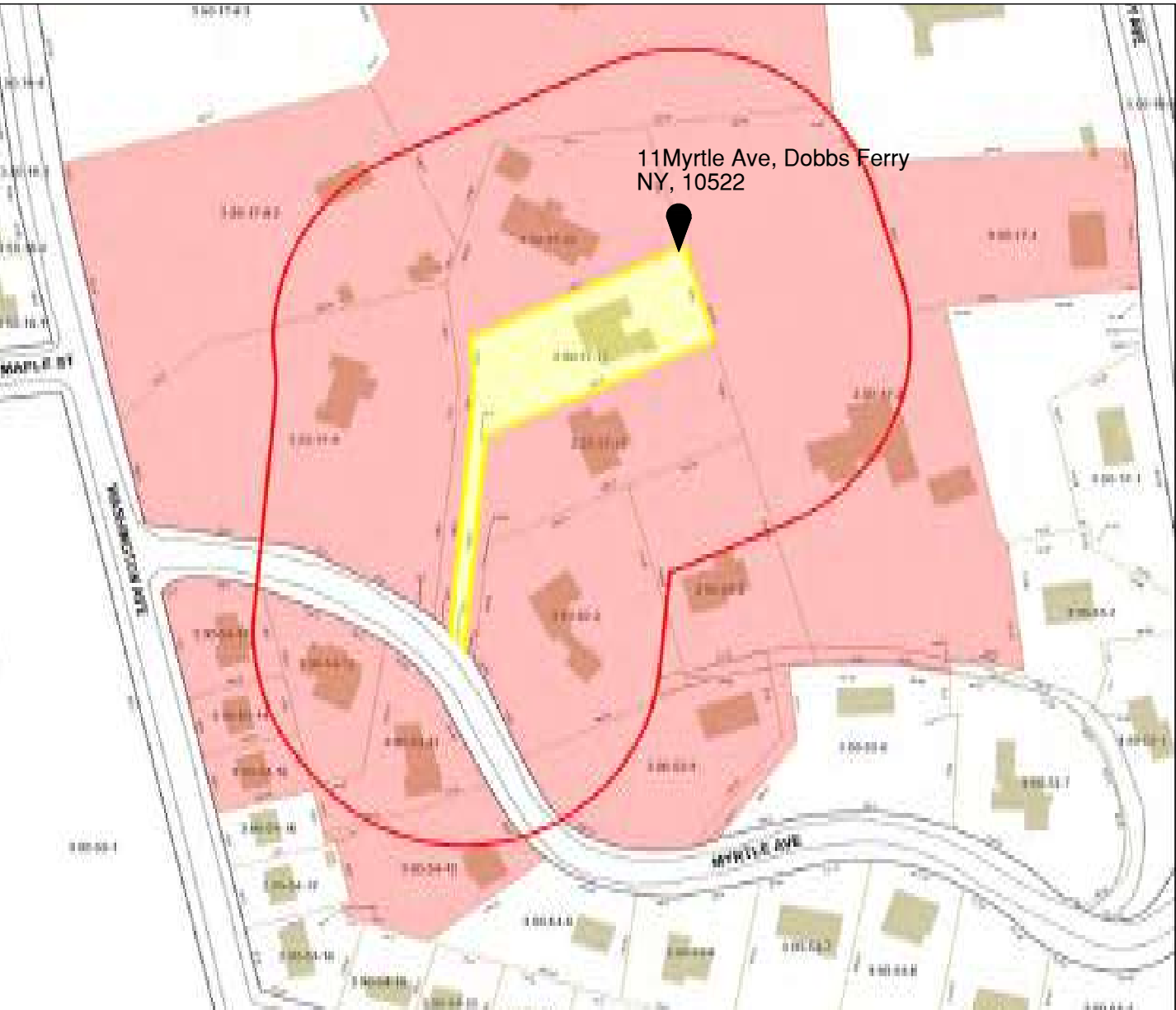
10 Existing Site Plan

SCALE: NS
Impervious coverage surface:12,277 sq.ft. (42.1%)



11 Proposed Site Plan

SCALE: NS
Impervious coverage surface:13,295 sq.ft. (45.5%)



13 Land Parcel and Surrounds from above

Do Not Scale See - Dimensions

Project Architect:

GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM

OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc

145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

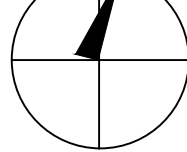
PROJECT ENGINEER

NOTES

SYMBOL LEGEND

- See Detail
Elevation
Section Cut
Window Number
- Interior Elevation
Coordination Tag
Door Number
Wall Type
0.0" Elevation Target
Revision

North Arrow:



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DRAWING INFORMATION

ISSUED FOR PRE-FILE
ISSUED FOR PRE-FILE
ISSUED FOR PERMIT

1-14-2020

D.O.B. No. -

A Remodelation House located in
Dobbs Ferry, NY developed by:
The Munits Residence

PROJECT:

THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

TITLE PAGE

SEAL AND SIGNATURE:



DATE:

1/14/2021

PROJECT No:

MUNITS 2021

DRAWING BY:

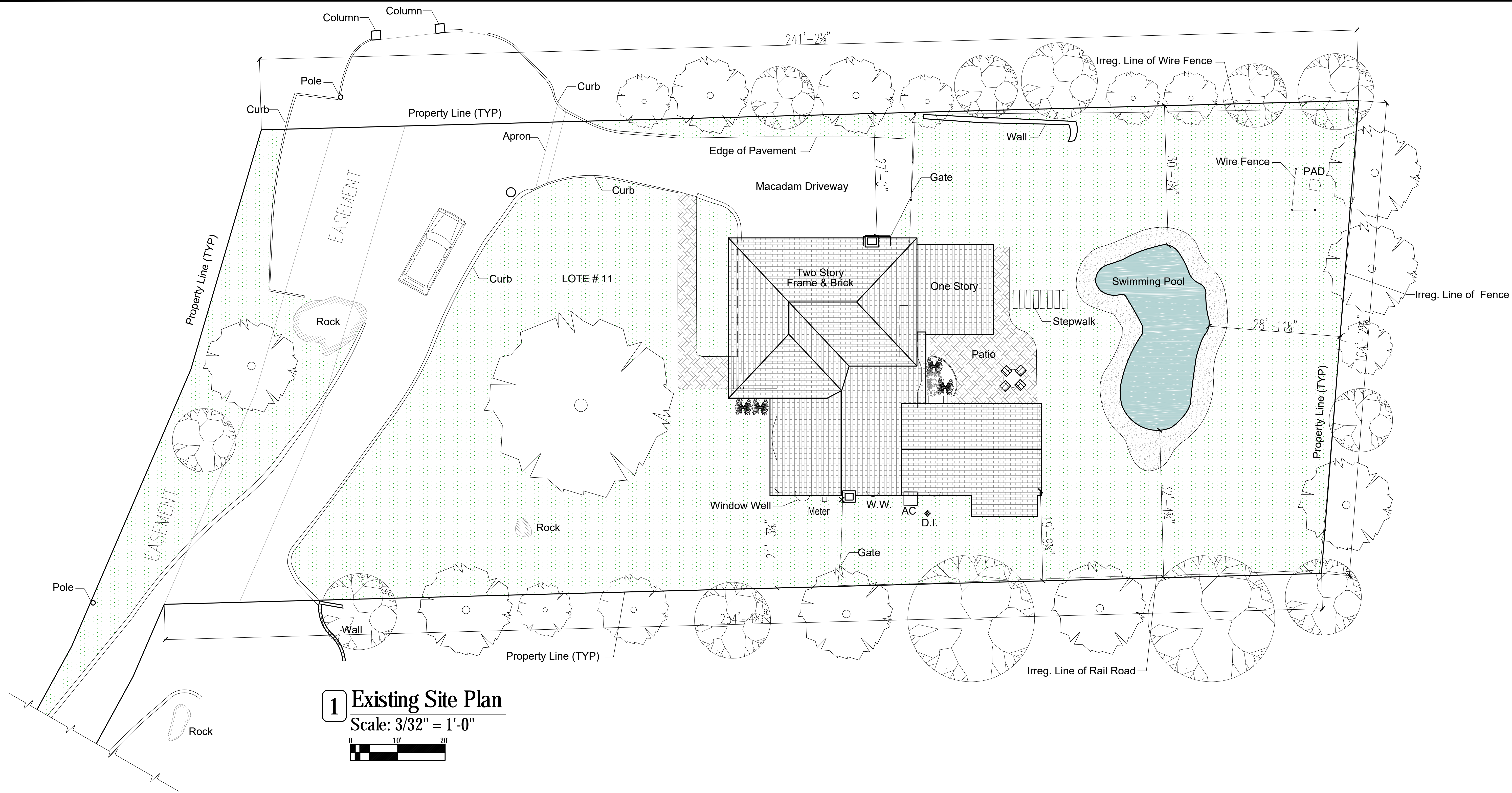
GS

CHK BY:

DWG No:

CADD No:

BSCAN:



1 Existing Site Plan
Scale: 3/32" = 1'-0"



2 Existing Pictures of the House

Project Architect:
GSA
GREGORY SHARP ARCHITECT, P.C.
145 PALISADE STREET, SUITE 211
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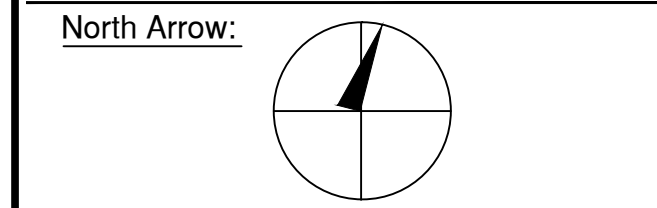
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND	
	Interior Elevation
	See Detail
	Elevation
	Section Cut
	Window Number
	Coordination Tag
	Door Number
	Wall Type
	0.0' Elevation Target
	Revision



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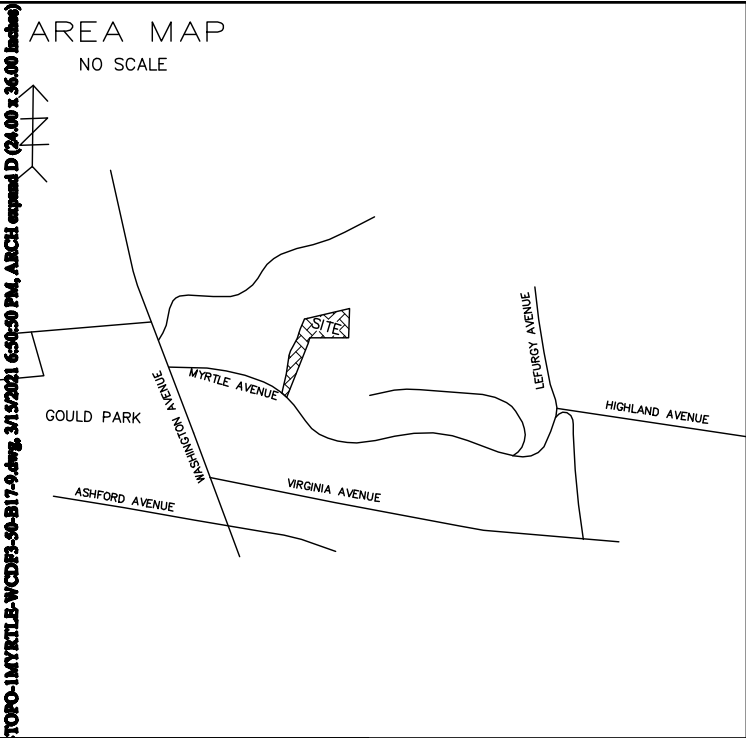
A Remodelation House located in
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PROJECT:
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DOBBS FERRY, NY 10522

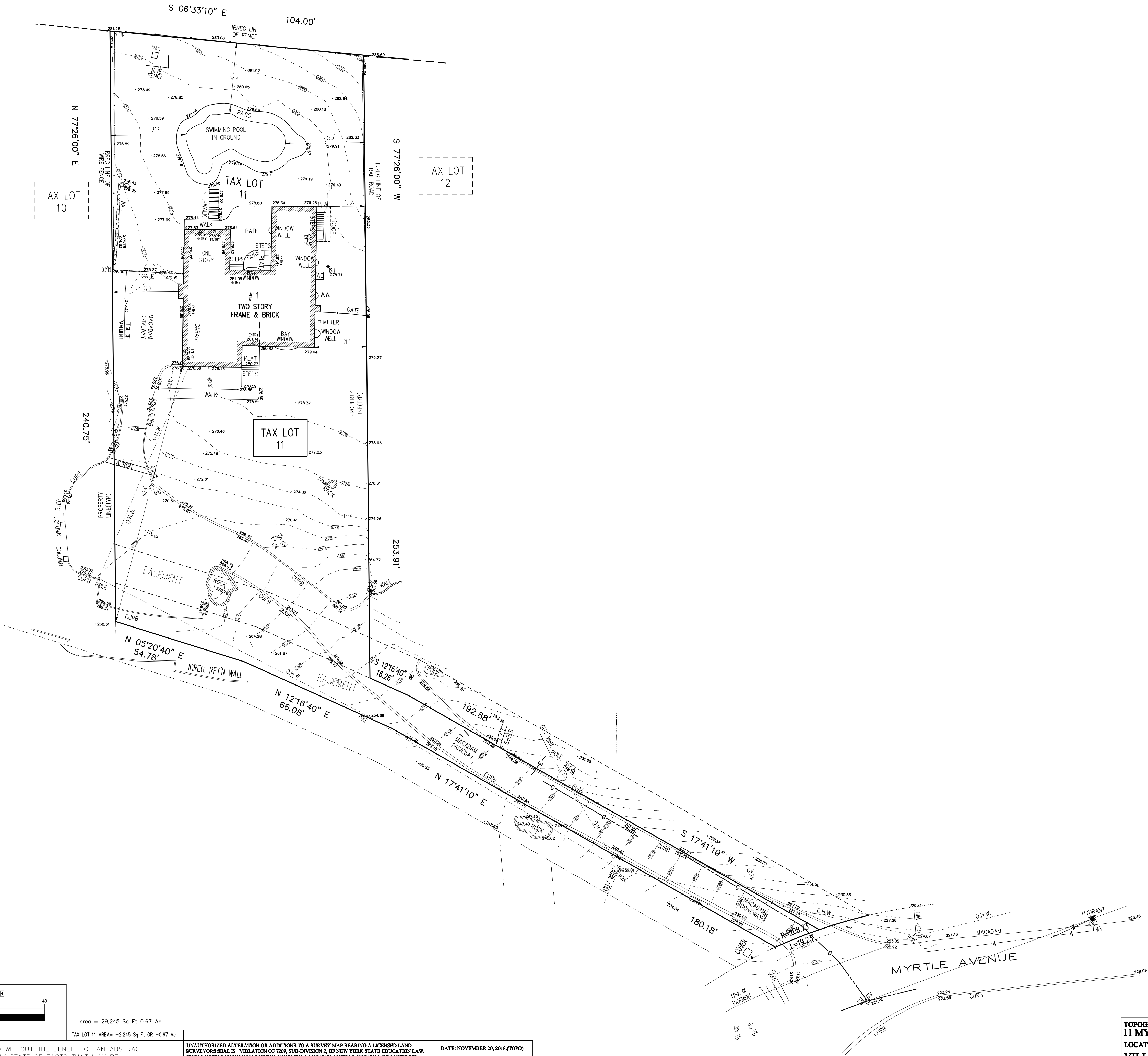
EXISTING SITE PLAN

SEAL AND SIGNATURE:	DATE: 1/14/2021
	PROJECT No: MUNITS 2021
	DRAWING BY: GS
	CHECK BY:
	DWG No:
ST-001.00	
CADD No:	

BSCAN:

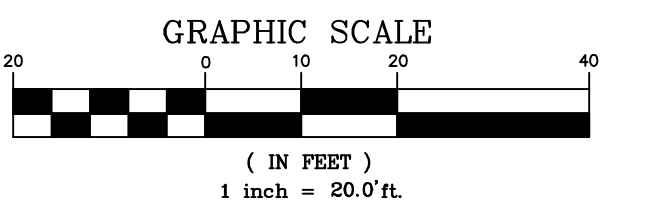


- LEGENDS AND ABBREVIATIONS
- 67.32 EXISTING ELEVATION
 - TREE
 - DRAINAGE INLET
 - LIGHT POLE
 - HYDRANT
 - CONCRETE RET'N WALL
 - BUILDING
 - CONCRETE CURB
 - TOP CURB
 - BOTTOM CURB
 - TOP WALL
 - BOTTOM WALL
 - DROP CURB
 - UTILITY POLE
 - LIGHT
 - HYDRANT
 - LIGHT POLE
 - WATER VALVE
 - TRAFFIC SIGN
 - GAS VALVE
 - DRAINAGE INLET
 - CATCH BASIN
 - SEWER MANHOLE
 - ELECTRIC MANHOLE
 - WATER MANHOLE
 - WATER MAIN
 - SEWER
 - ELECTRIC LINE
 - GAS LINE
 - OVER HEAD WIRES
 - (C.L.F.)
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - LEGAL GRADE
 - (W.I.F.)
 - UMH= UTILITY MANHOLE



REVISIONS		
DATE	DESC.	BY

- ELEVATIONS SHOWN HEREON GENERALLY ALIGNED WITH NAVD 88 VERTICAL DATUM.
- THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS.
- NO SEWER MANHOLE FOUND IN THE ROADWAY.
- GAS AND ELECTRIC INFORMATION SHOWN HEREON TAKEN FROM THE FIELD MARKINGS
- CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.



area = 29,245 Sq Ft 0.67 Ac.
TAX LOT 11 AREA= ±2,245 Sq Ft OR ±0.67 Ac.

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.
- CODE 753 (UTILITY MARKINGS), NO UTILITY MARKINGS WERE FOUND ON THE DAY OF FIELD TRIP.
- CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.

BLOW SURFACE ENCROACHMENTS ARE NOT SHOWN; THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED.

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: Not for Title Transfer.

DATE: NOVEMBER 20, 2018(TOPO)

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

JOB NUMBER
WCDF3-50-B17-9(TOPO).

Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607
Tel. 914-297758

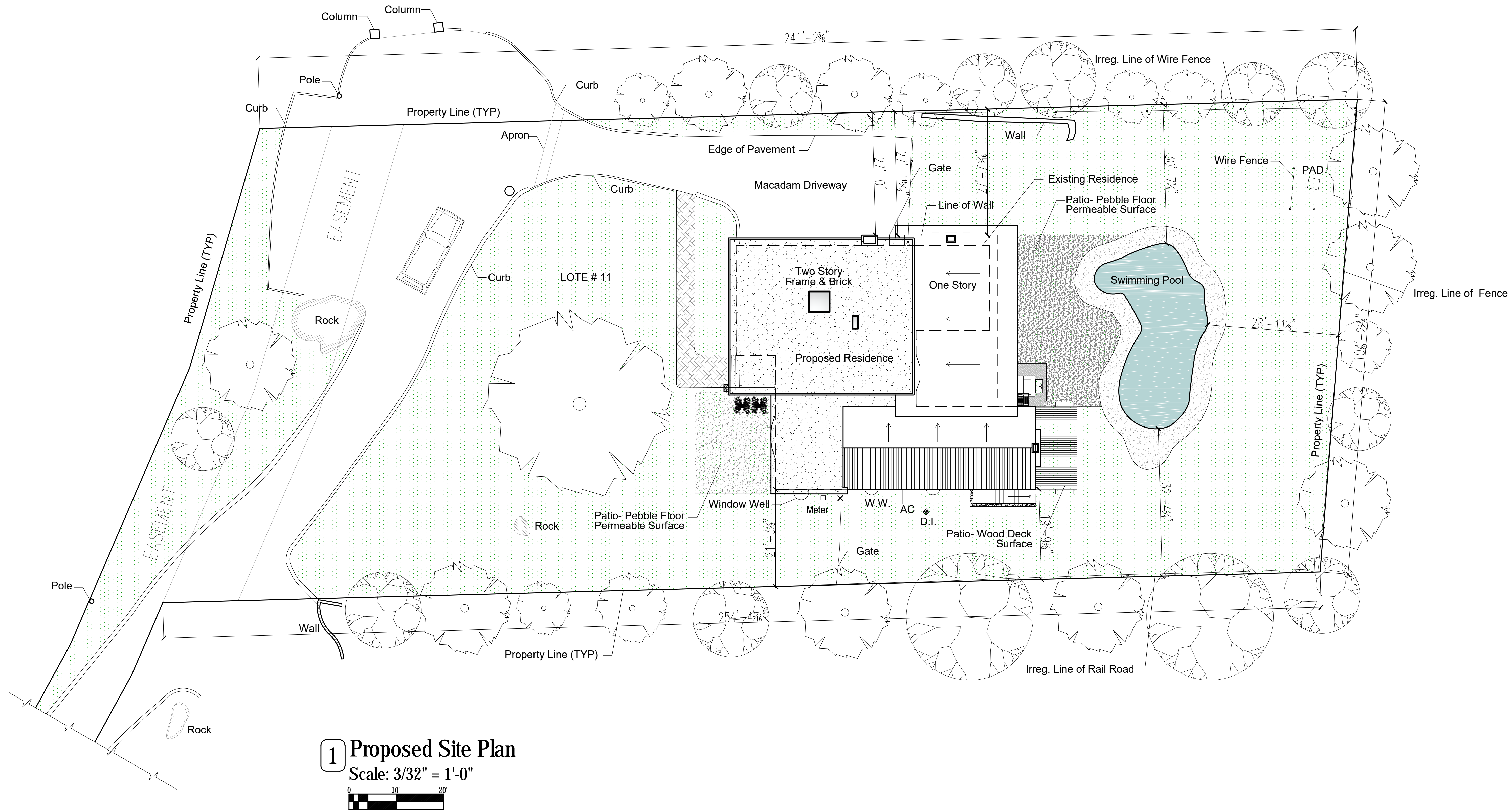
This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Detail Requirements" for the New York State Association of Land Surveyors.

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

TOPOGRAPHICAL SURVEY OF
11 MYRTLE AVENUE
LOCATED AT
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY NEW YORK.

PARCEL ID: 3.50-17-11

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1 Proposed Site Plan
Scale: 3/32" = 1'-0"

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D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

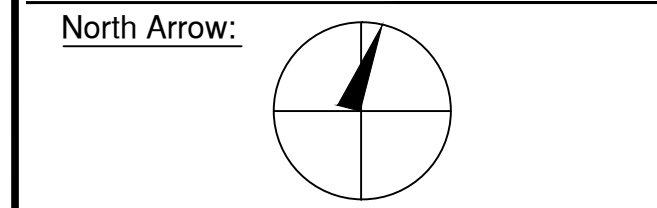
STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND

	Interior Elevation
	See Detail
	Elevation
	Section Cut
	Window Number
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ISSUED FOR PRE-FILE
ISSUED FOR PERMIT

1-14-2020

D.O.B. No. -

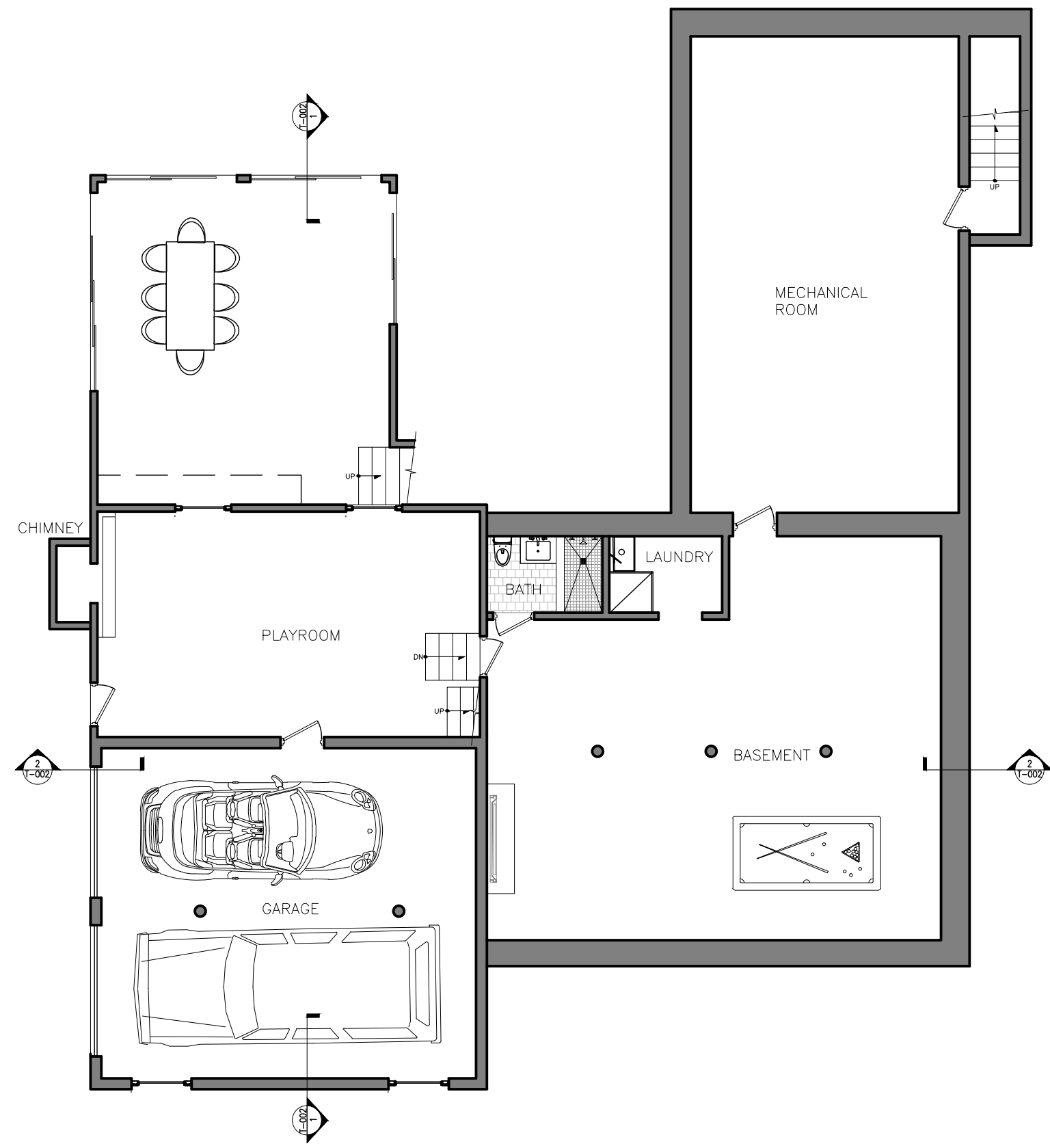
A Remodelation House located in
Dobbs Ferry, NY developed by:
The Munits Residence

PROJECT:
THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

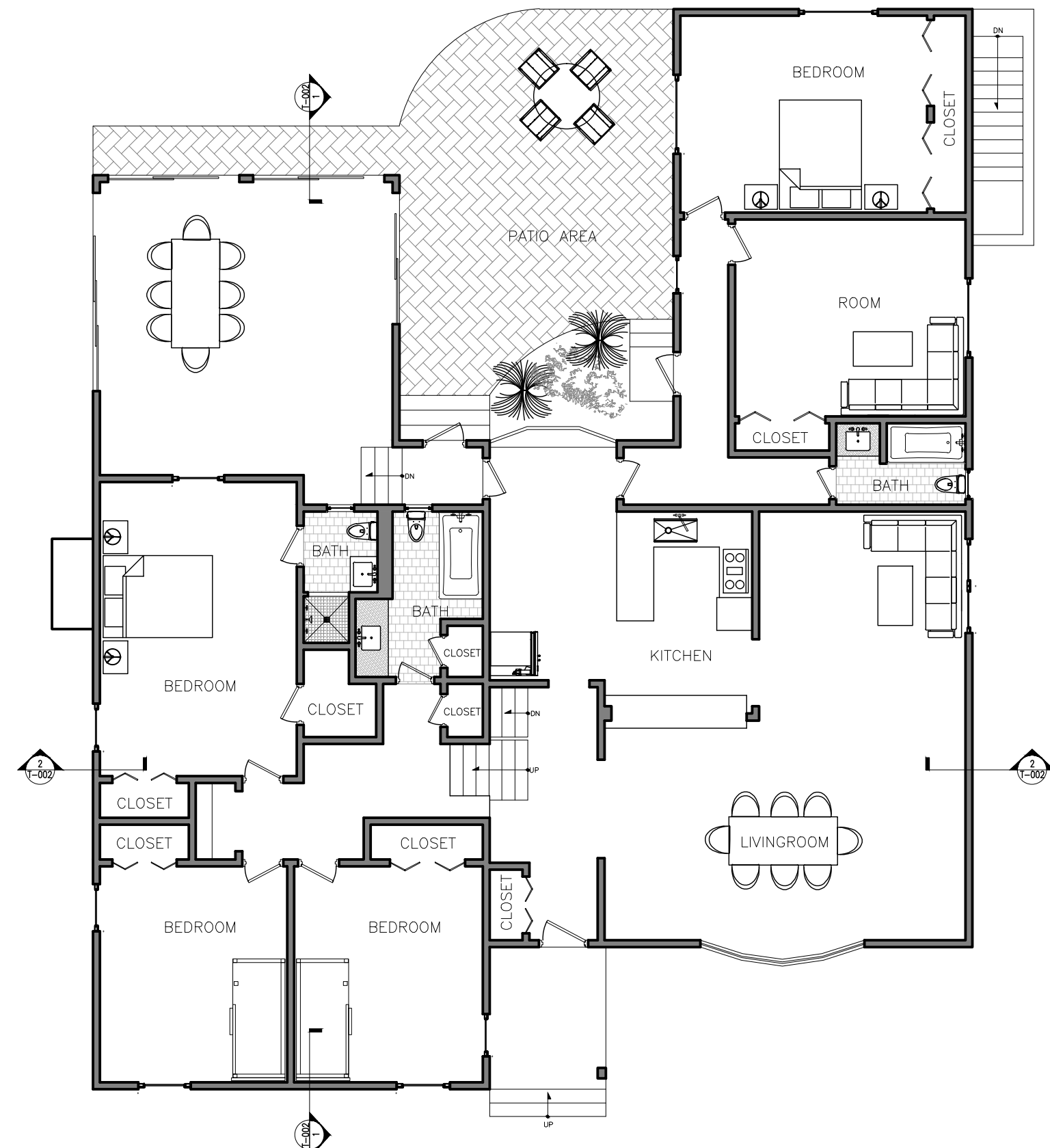
PROPOSED SITE PLAN

SEAL AND SIGNATURE:	DATE: 1/14/2021
	PROJECT No: MUNITS 2021
	DRAWING BY: GS
	CHECK BY:
	DWG No:
ST-003.00	
CADD No:	

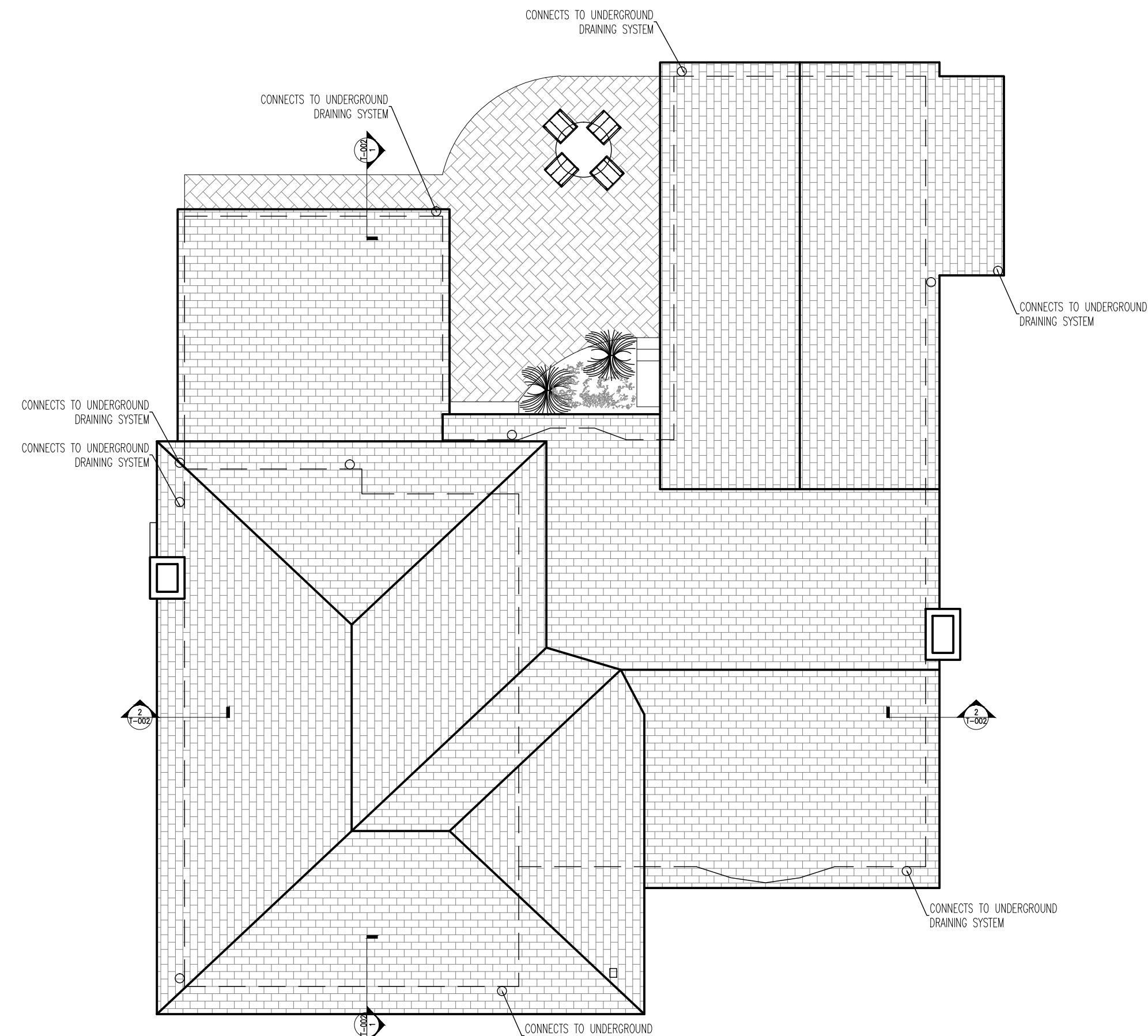
BSCAN:



1 Existing Basement Floor Plan
Scale: 1/8"=1'-0"



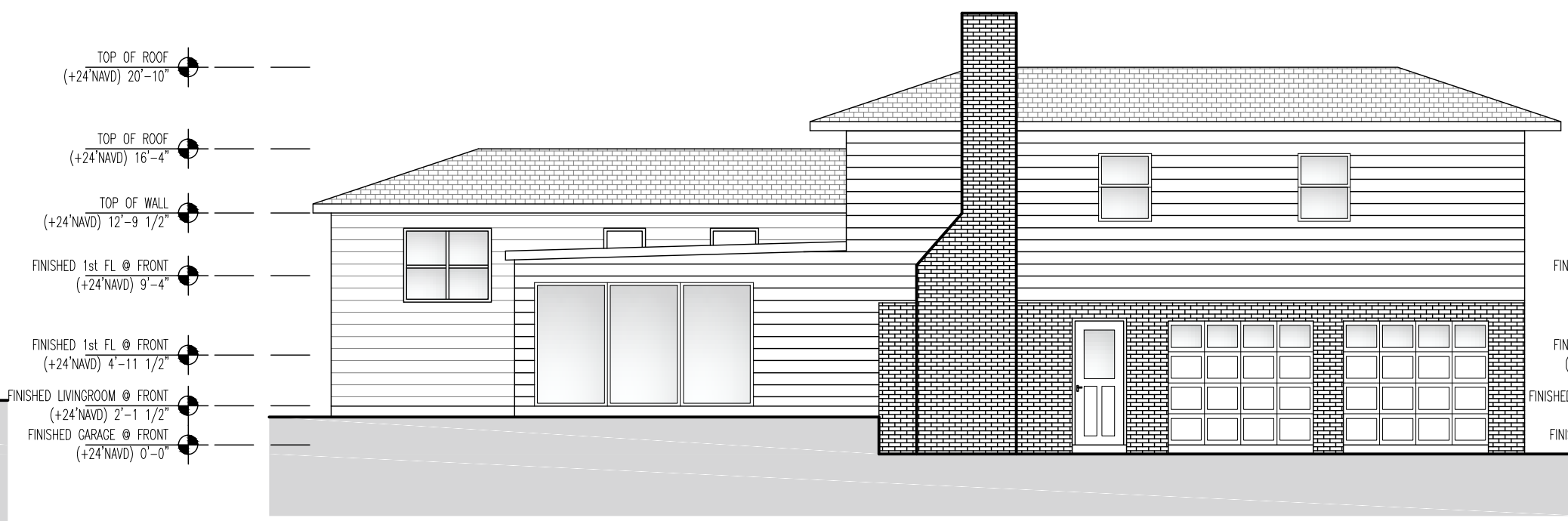
2 Existing First Floor Plan
Scale: 1/8"=1'-0"



3 Existing Roof Plan
Scale: 1/8"=1'-0"



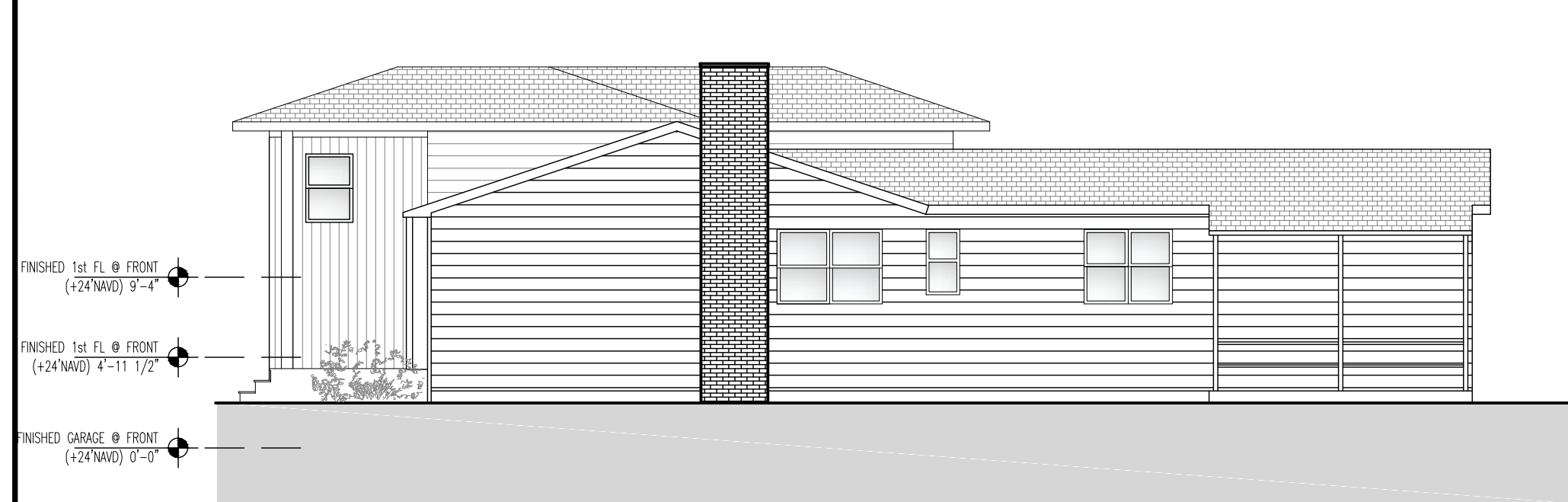
4 Existing Front Elevation
Scale: 1/8"=1'-0"



5 Existing Side Elevation
Scale: 1/8"=1'-0"



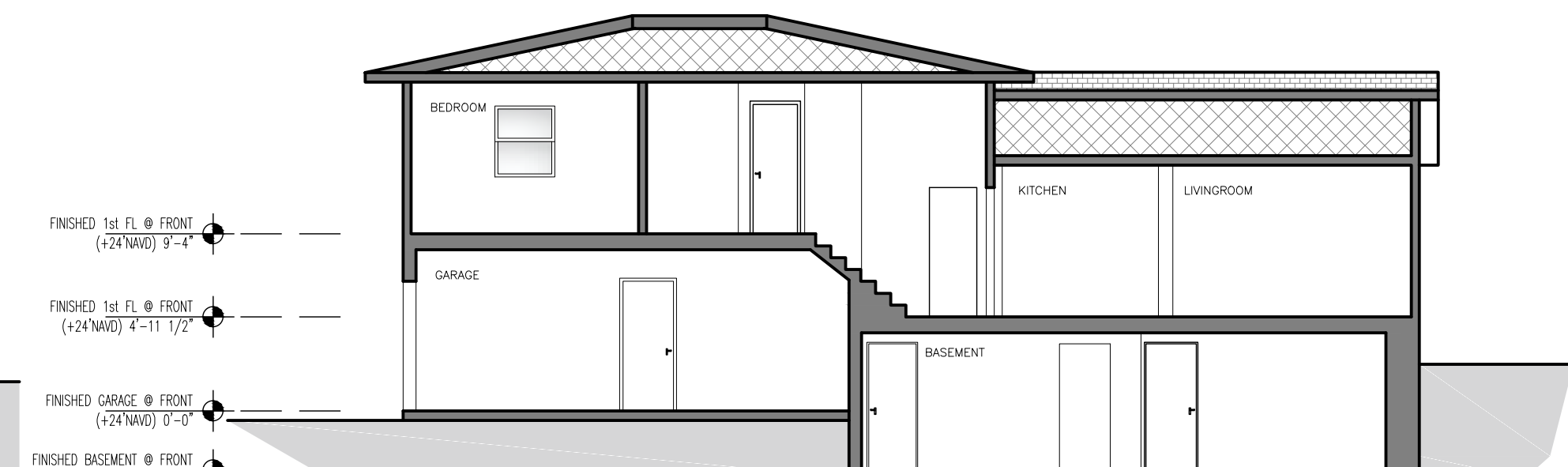
6 Existing Section 1
Scale: 1/8"=1'-0"



7 Existing Side Elevation
Scale: 1/8"=1'-0"



8 Existing Rear Elevation
Scale: 1/8"=1'-0"



9 Existing Section 2
Scale: 1/8"=1'-0"

Project Architect:
GS
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OWNER'S REP / PROJECT MANAGER
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Case Development Inc
145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

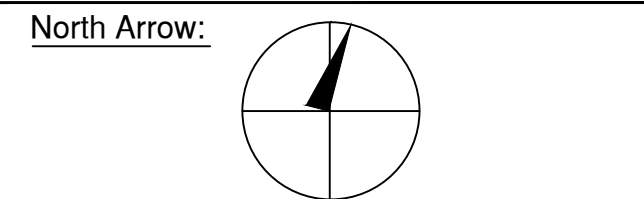
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND
Interior Elevation
See Detail
Elevation
Section Cut
Window Number
Coordination Tag
Door Number
Wall Type
Revision
0.0' Elevation Target



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1-14-2021

D.O.B. No. -

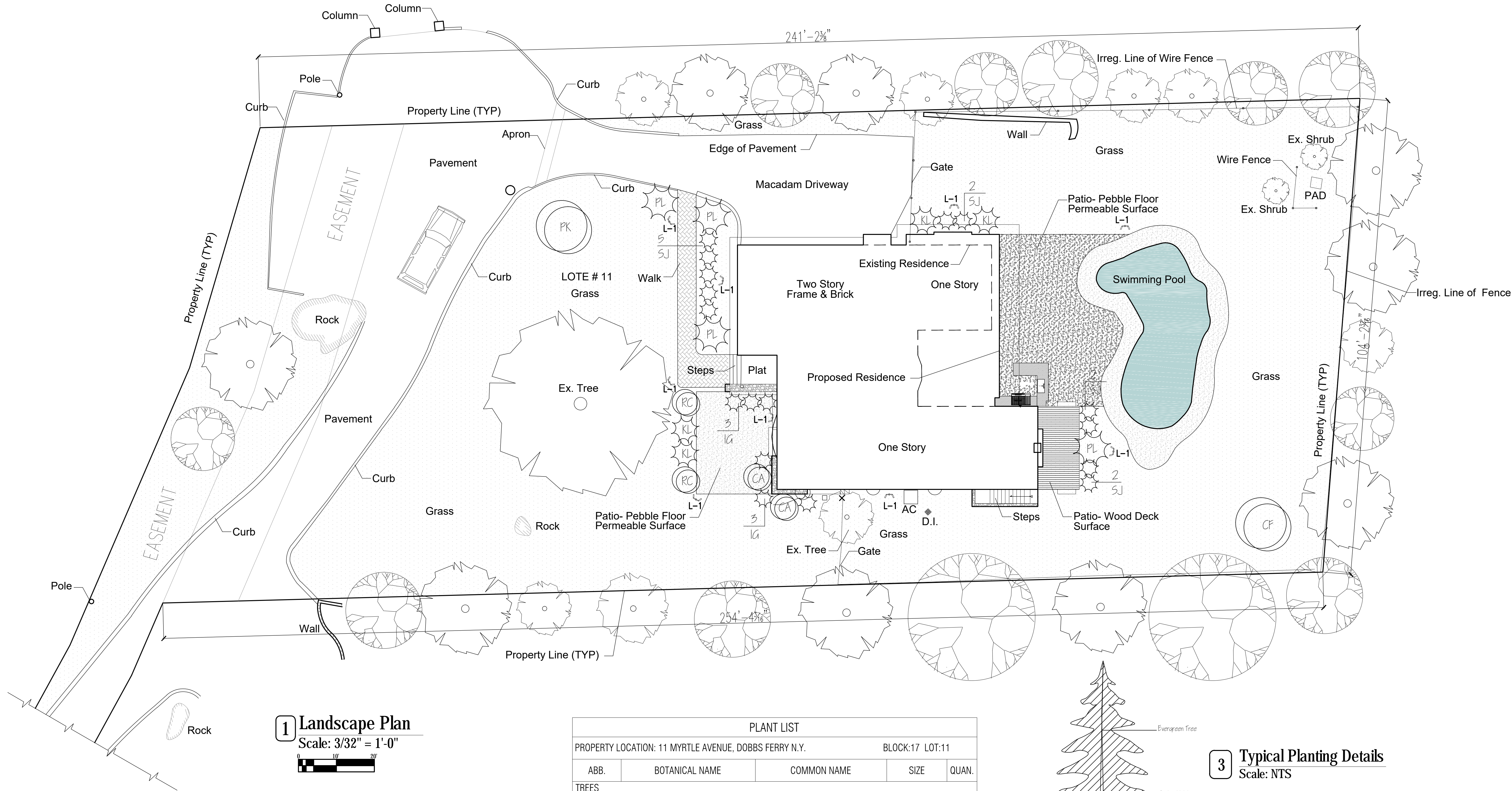
A Remodelation House located in
Dobbs Ferry, NY developed by:
The Munits Residence

PROJECT:
THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

EXISTING CONDITIONS

SEAL AND SIGNATURE:
REGISTERED ARCHITECT
GREGORY SHARP
STATE OF NEW YORK
DATE: 1/14/2021
PROJECT No: MUNITS 2021
DRAWING BY: GS
CHK BY:
DWG No:
T-003.00
CADD No:

BSCAN:

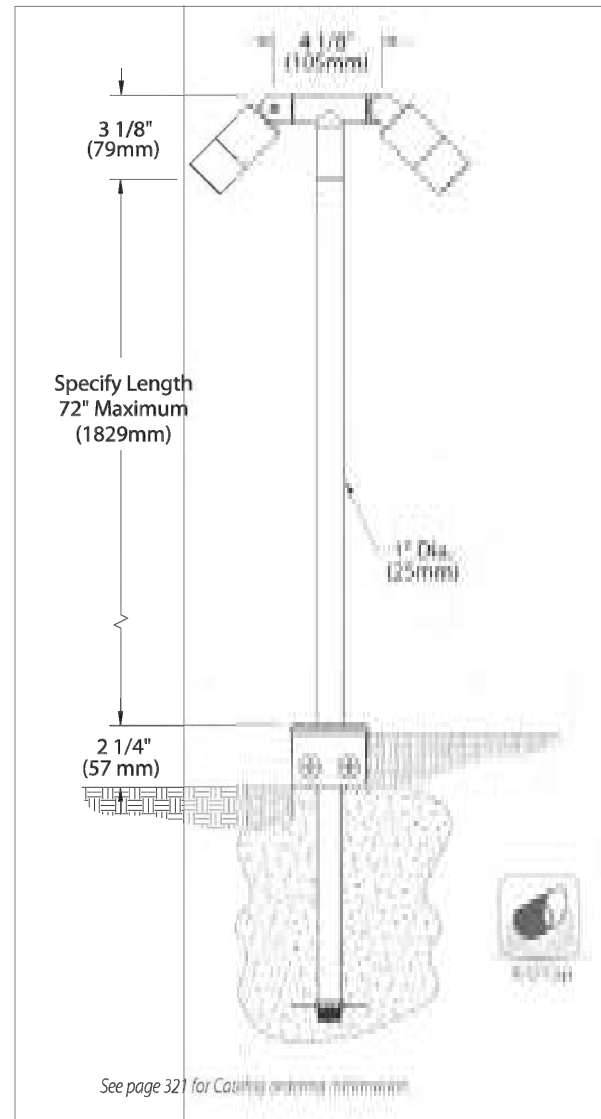


2 Lighting Schedule & Detail

LIGHTING FIXTURES BY OWNER,
PROVIDE INSTALLATION AND COORDINATION ONLY.

COUNT	SYMBOL	DESCRIPTION
9	L-1	EXTERIOR -LED-MINI MICRO/STYLE C-DARK SKY

COMPLIES WITH SECTION 300-41(B)(2), 300-41(B)(d), 300-41(C).



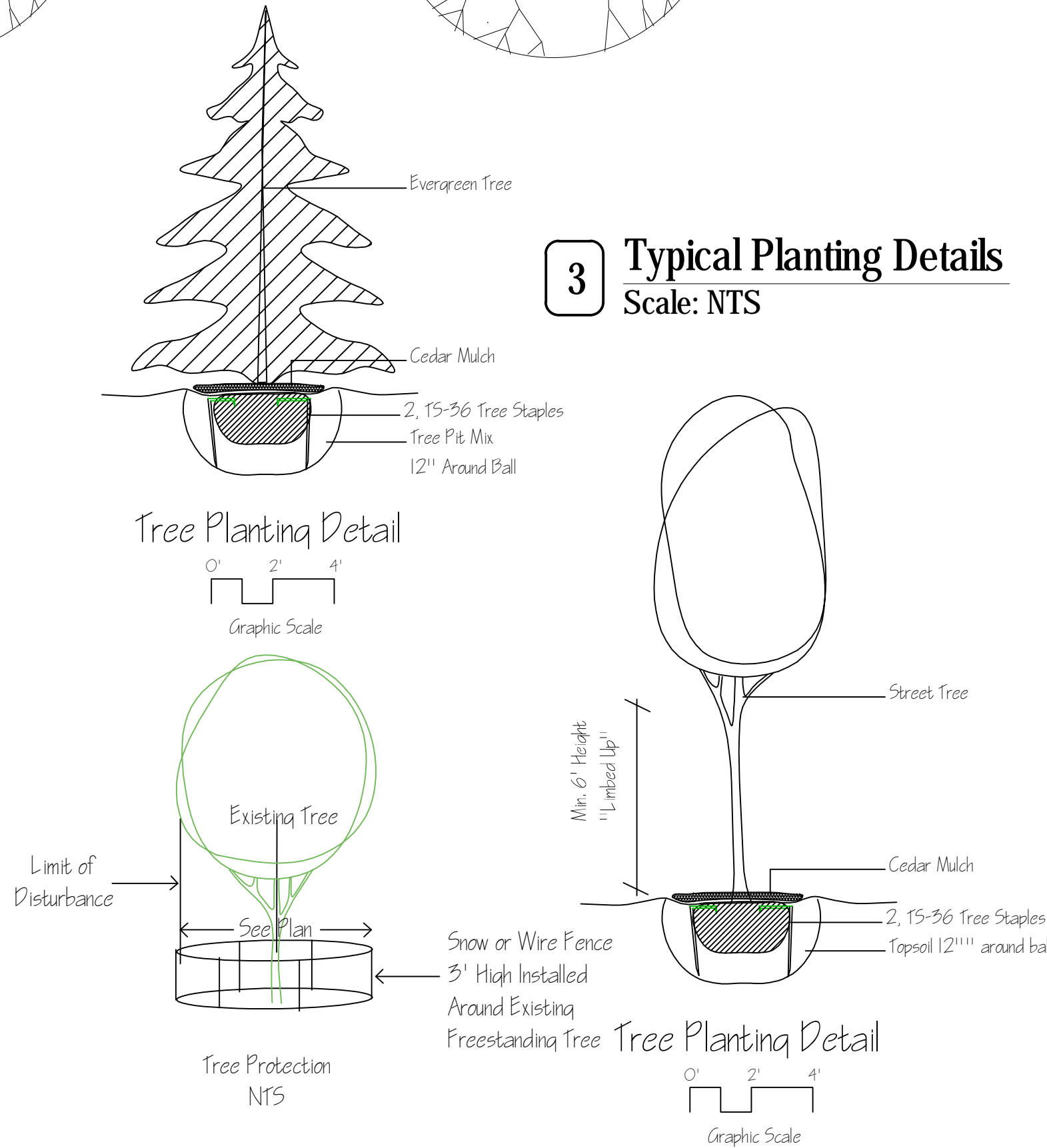
PLANT LIST				
PROPERTY LOCATION: 11 MYRTLE AVENUE, DOBBS FERRY N.Y. BLOCK:17 LOT:11				
ABB.	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.
TREES				
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	7-8' HT.	1
PK	PRUNUS KWANZAN	KWANZAN CHERRY	7-8' HT.	1
SHRUBS				
CA	CLETHRA AL NIFOLIA	SWEET PEPPERBUSH	4-5' HT.	2
IG	ILEX GLABRA	INKBERRY	3-3.5' HT.	6
KL	KAMIA LATIFOLIA	MOUNTAIN LAUREL	4-5' HT.	4
PL	PRUNUS LAUROL.CERASUS	OTTO LUYTEN CHERRY LAUREL	4-4.5' HT.	3
RC	RHODODENDRON CATAWBIENSE	BOURSALT, PURPLE	4-5' HT.	2
SJ	SKIMMIA JAPONICA	SKIMMIA JAPONICA	2-2.5' HT.	11

NOTES:

- ALL PLANTS TO BE HEALTHY, FULL AND OF A FORM TYPICAL OF THE SPECIES ON PLANTING, AND WARRANTED IN THE SAME CONDITION FOR 2 FULL GROWING SEASONS.
- ALL TREES TO HAVE 18" OF TOPSOIL AROUND THE ROOYS, ALL SHRUBS 12".
- ALL PLANTS AND PLANT BEDS TO BE MULCHED WITH 2" OF BROWN SHREDDED CEDAR.
- WATER ALL PLANTS THOROUGHLY AT PLANTING, AND WEEKLY DURING THE FIRST 2 GROWING SEASONS AS NECESSARY.

3 Typical Planting Details

Scale: NTS



Project Architect:

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GREGORY SHARP ARCHITECT, PC
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WWW.CASEDEVELOPMENT.COM
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

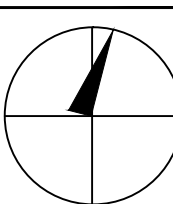
PROJECT ENGINEER

NOTES

SYMBOL LEGEND

See Detail	Interior Elevation
Elevation	Coordination Tag
Section Cut	Door Number
Window Number	Wall Type
	0.0" Elevation Target
	Revision

North Arrow:



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1-14-2020

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A Remodelation House located in
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The Munits Residence

PROJECT:

THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

LANDSCAPE PLAN

SEAL AND SIGNATURE:



DATE: 6/1/2021

PROJECT No: MUNITS 2021

DRAWING BY: GS

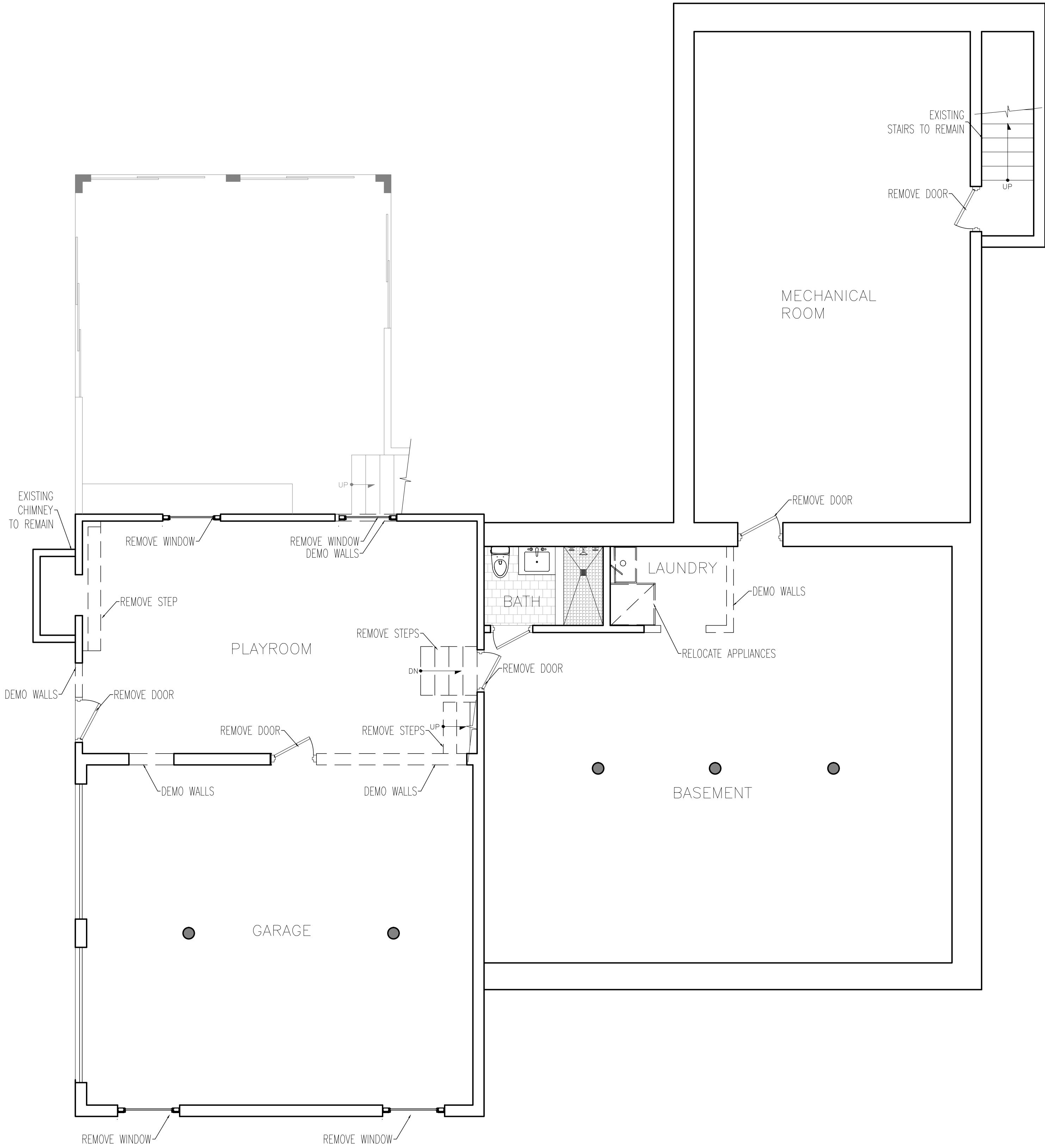
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DWG No:

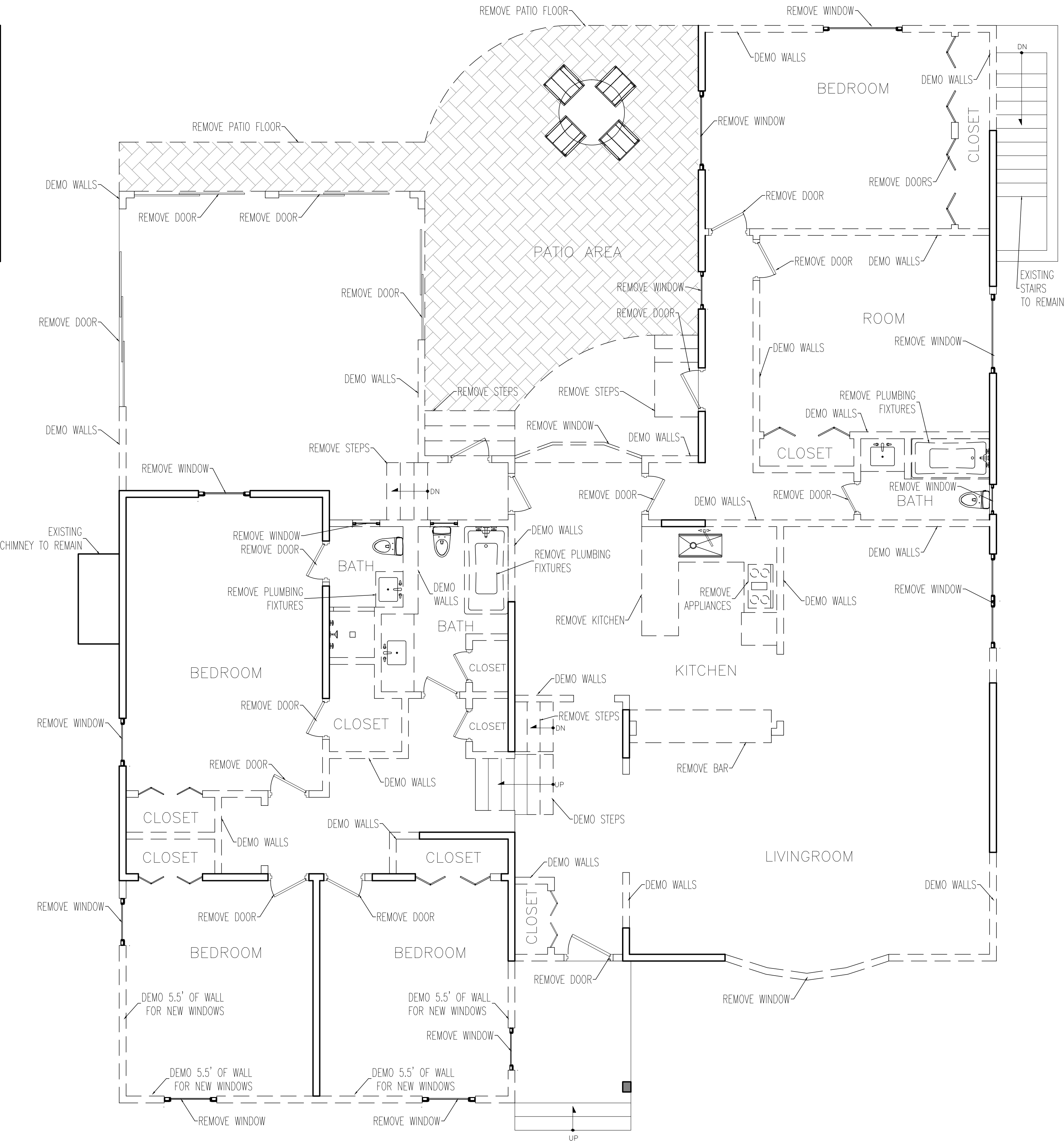
T-003.00

CADD No:

BSCAN:



1 Demolition - Basement Floor Plan
Scale: 1/4"=1'-0"



2 Demolition - First Floor Plan
Scale: 1/4"=1'-0"

- DEMOLITION NOTES:**
1. DEMOLISH ALL NON-BEARING WALLS (AS INDICATED BY DASHED LINES ON PLANS), PARTITIONS, DOORS, WALL COVERINGS, LOOSE PLASTER, LOOSE PAINT, WOOD TRIM, LOOSE FLOORING AND MISC DEBRIS OR DAMAGED MATERIALS FROM EXISTING CONDITION. CLEAN AND PREPARE ALL SURFACES FOR NEW WALLS AND FINISHES.
 2. REMOVE AND CAP ALL MECHANICAL, ELECTRIC AND PLUMBING. DISCONNECT ALL POWER PRIOR TO DEMOLITION. PREPARE TO RELOCATE AS REQUIRED.
 3. STRUCTURAL DEMOLITION REQUIRED. STRUCTURAL AND SOE WORK FILED UNDER SEPERATE APPLICATION.
 4. STRUCTURAL DEMOLITION REQUIRED. CONTRACTOR TO PROVIDE STRUCTURAL DEMOLITION DRAWINGS AS REQUIRED FOR SUPPORT BRACING AND APPROVED METHOD OF REMOVAL. SUBMIT TO ARCHITECT.
 5. NO MECHANICAL DEMOLITION EQUIPMENT WILL BE USED FOR THE DEMOLTION WORK AS INDICATED.

Project Architect:
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DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

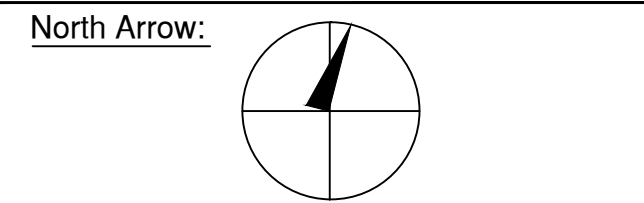
STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND

	Interior Elevation		Coordination Tag
	See Detail		Door Number
	Elevation		Wall Type
	Section Cut		0.0' Elevation Target
	Window Number		Revision



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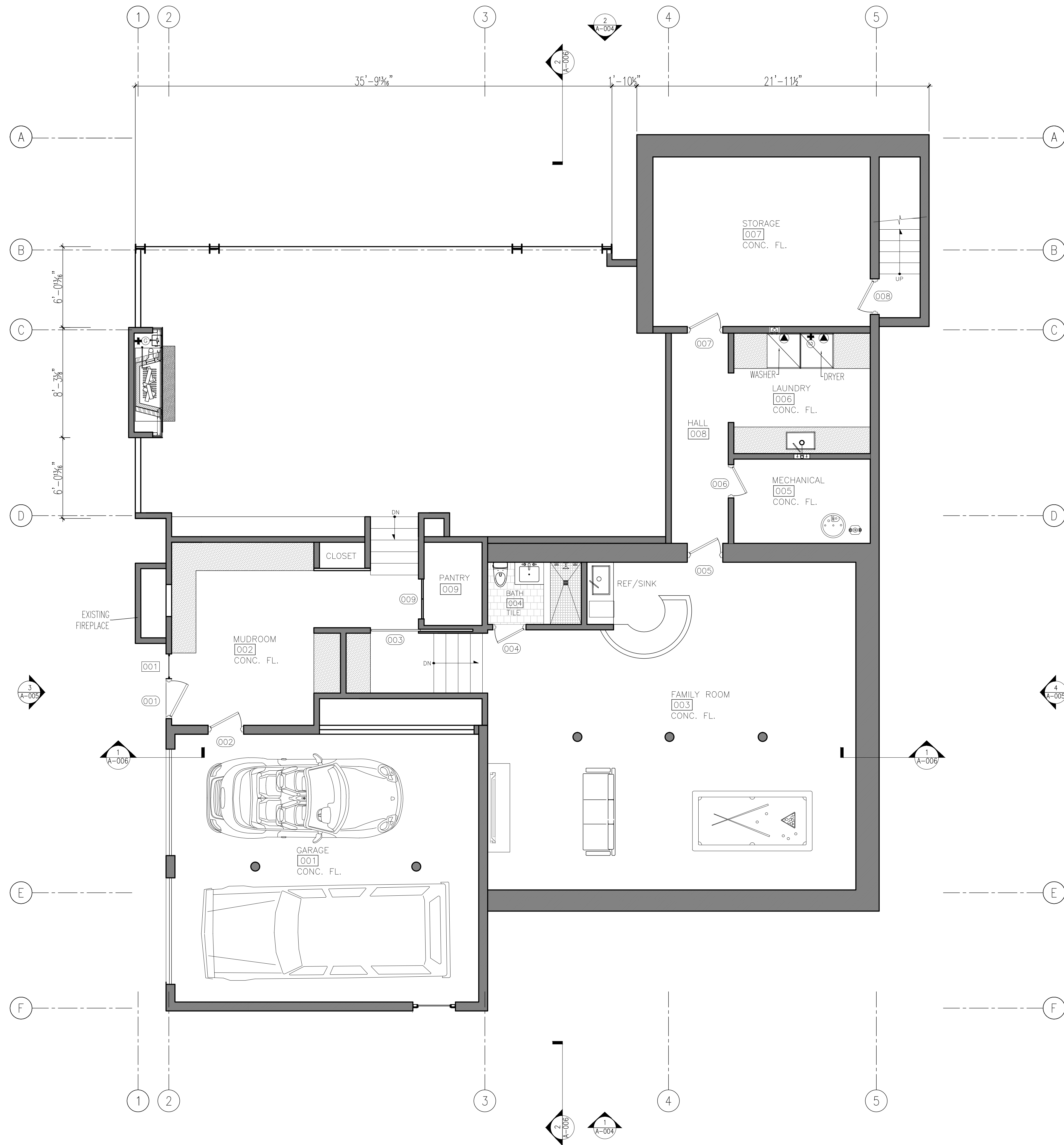
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PROJECT:
THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

DEMOLITION

SEAL AND SIGNATURE: 	DATE: 1/14/2021 PROJECT No: MUNITS 2021 DRAWING BY: GS DWG No: D-001.00 CADD No:
-------------------------	---

BSCAN:



1 Proposed Basement Floor Plan
Scale: 1/4"=1'-0"

Project Architect:
GSA
GREGORY SHARP ARCHITECT, P.C.
145 PALISADE STREET, SUITE 211
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www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

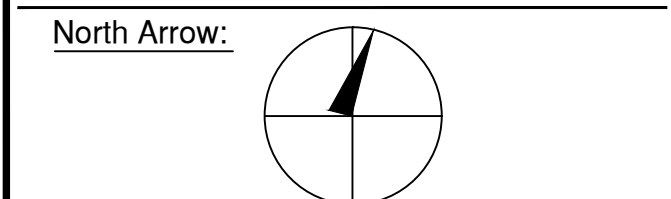
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND
Interior Elevation
See Detail
Elevation
Section Cut
Window Number
Coordination Tag
Door Number
Wall Type
0.0" Elevation Target
Revision



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1-14-2020

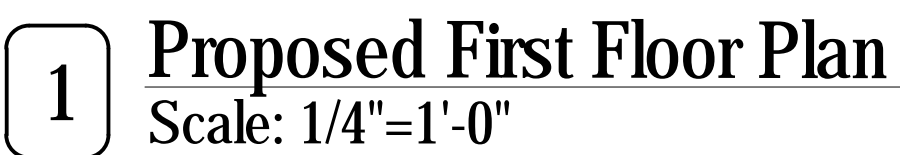
D.O.B. No. -

A Remodelation House located in
Dobbs Ferry, NY developed by:
The Munits Residence

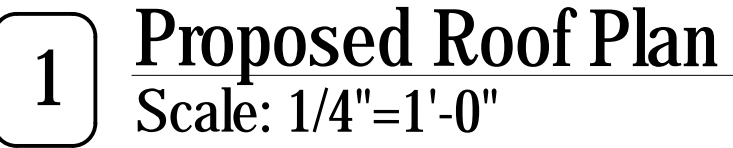
PROJECT:
THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

BASEMENT FLOOR PLAN

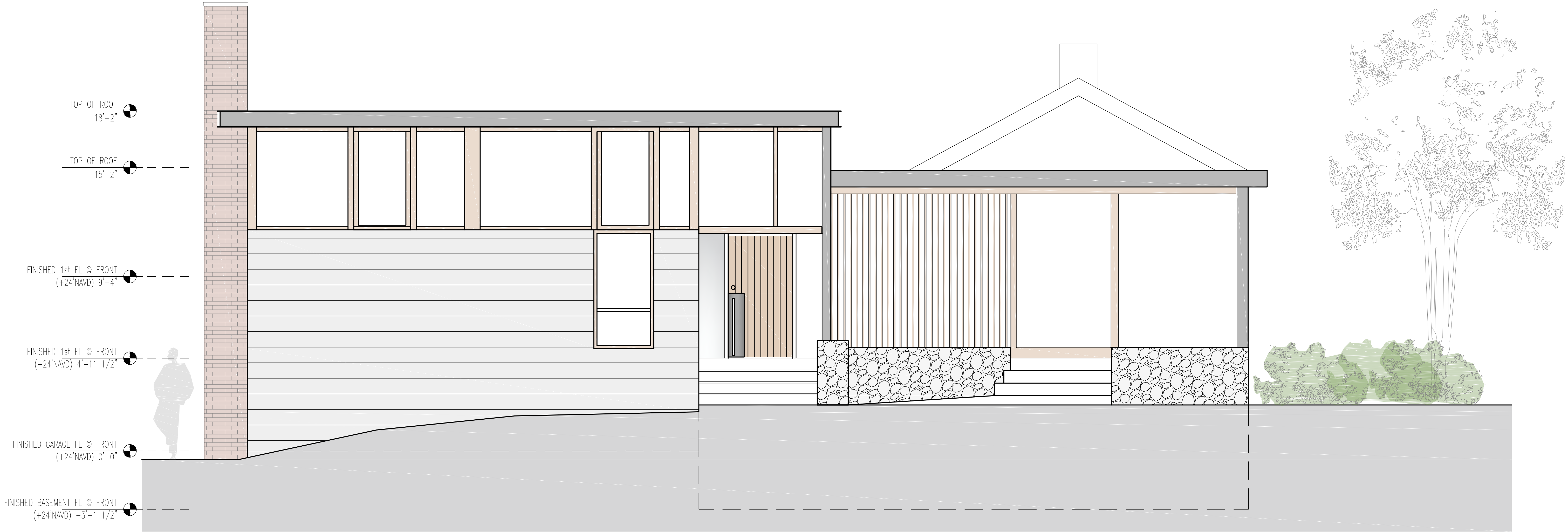
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DATE: 1/14/2021
PROJECT No: MUNITS 2021
DRAWING BY: GS
DWG No: A-001.00
CADD No: 1
BSCAN:



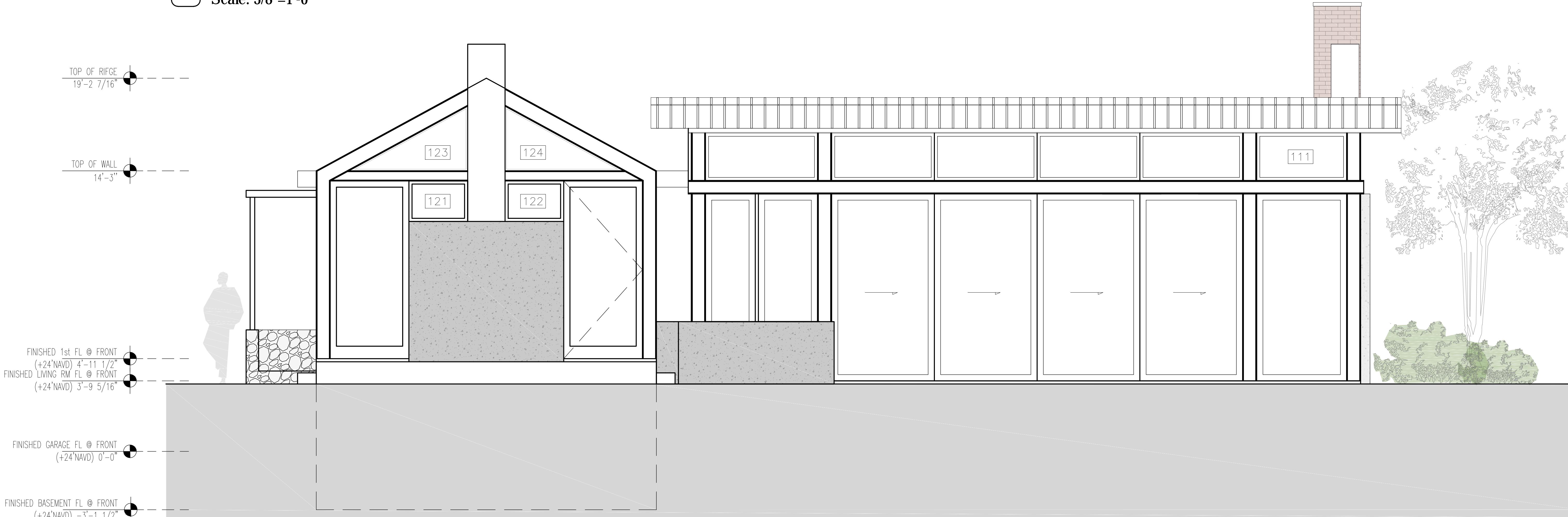
ISCAN:



SCAN:



1 **Proposed Front Elevation**
Scale: 3/8"=1'-0"



2 **Proposed Rear Elevation**
Scale: 3/8"=1'-0"

Project Architect:

GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
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OWNER'S REP / PROJECT MANAGER

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DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT











ARBORIST

STRUCTURAL ENGINEER

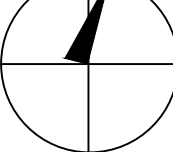
PROJECT ENGINEER

NOTES

SYMBOL LEGEND

 Interior Elevation
 See Detail
 Elevation
 Section Cut
 Window Number
 Coordination Tag
 Door Number
 Wall Type
 0.0' Elevation Target
 Revision

North Arrow:



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ISSUED FOR PERMIT

D.O.B. No. -

A Remodelation House located in
Dobbs Ferry, NY developed by:
The Munits Residence

PROJECT:

THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

ELEVATIONS

SEAL AND SIGNATURE:



DATE: 1/14/2021

PROJECT No: MUNITS 2021

DRAWING BY: GS

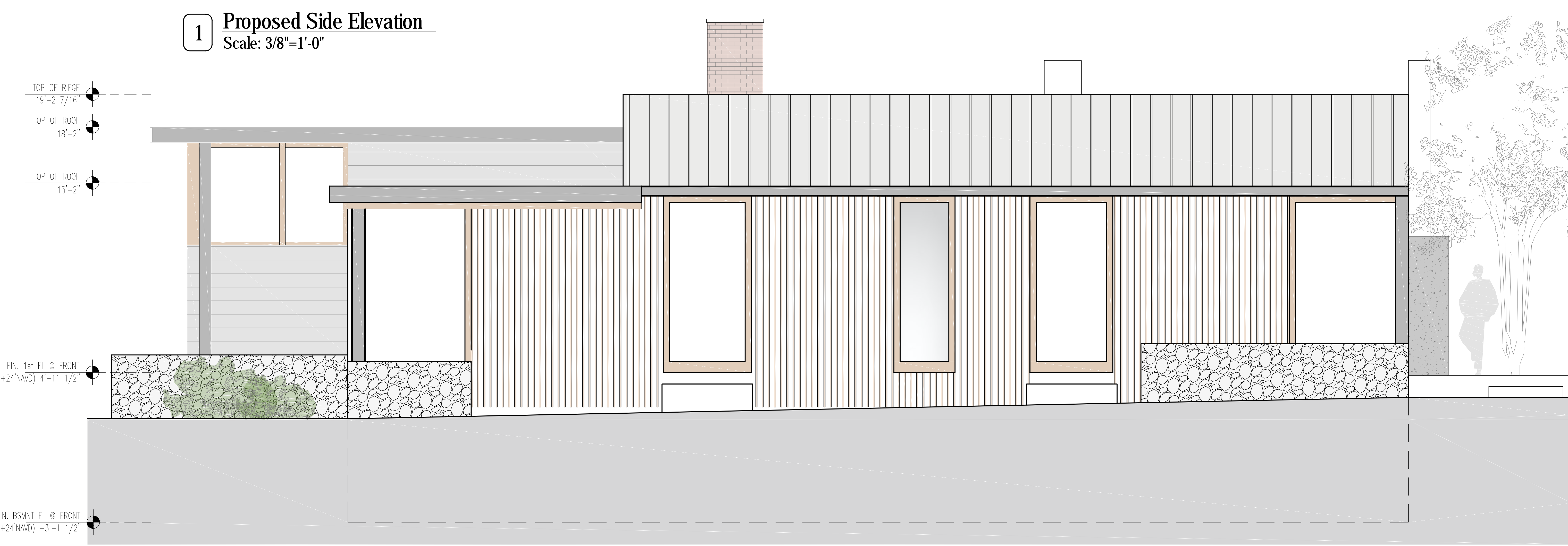
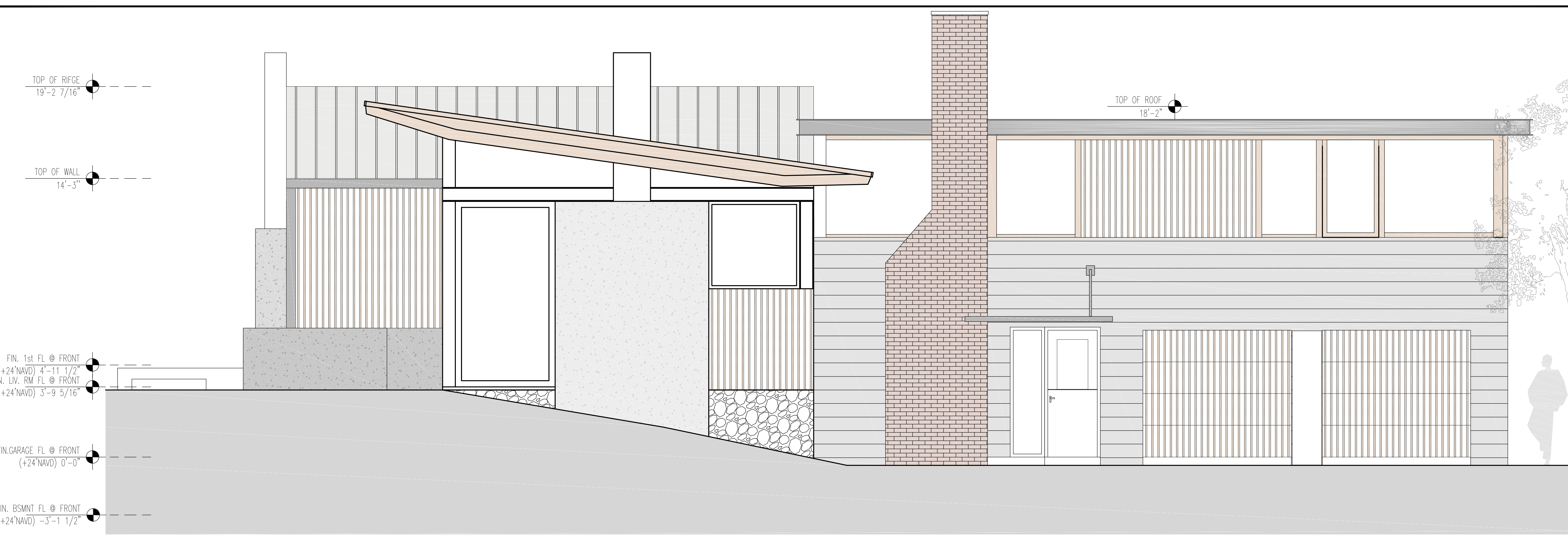
CHK BY:

DWG No:

A-004.00

CADD No:

BSCAN:



Project Architect:

GS

A

GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
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DOBBS FERRY, NY 10522
WWW.CASEDEVELOPMENT.COM
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND

	Interior Elevation
	See Detail
	Elevation
	Section Cut
	Window Number
	Coordination Tag
	Door Number
	Wall Type
	0.0' Elevation Target
	Revision

North Arrow:

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DRAWING INFORMATION

ISSUED FOR PRE-FILE ISSUED FOR PRE-FILE ISSUED FOR PERMIT	1-14-2020
---	-----------

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A Remodelation House located in
Dobbs Ferry, NY developed by:
The Munits Residence

PROJECT:
THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

ELEVATIONS

SEAL AND SIGNATURE:

DATE: 1/14/2021

PROJECT No: MUNITS 2021

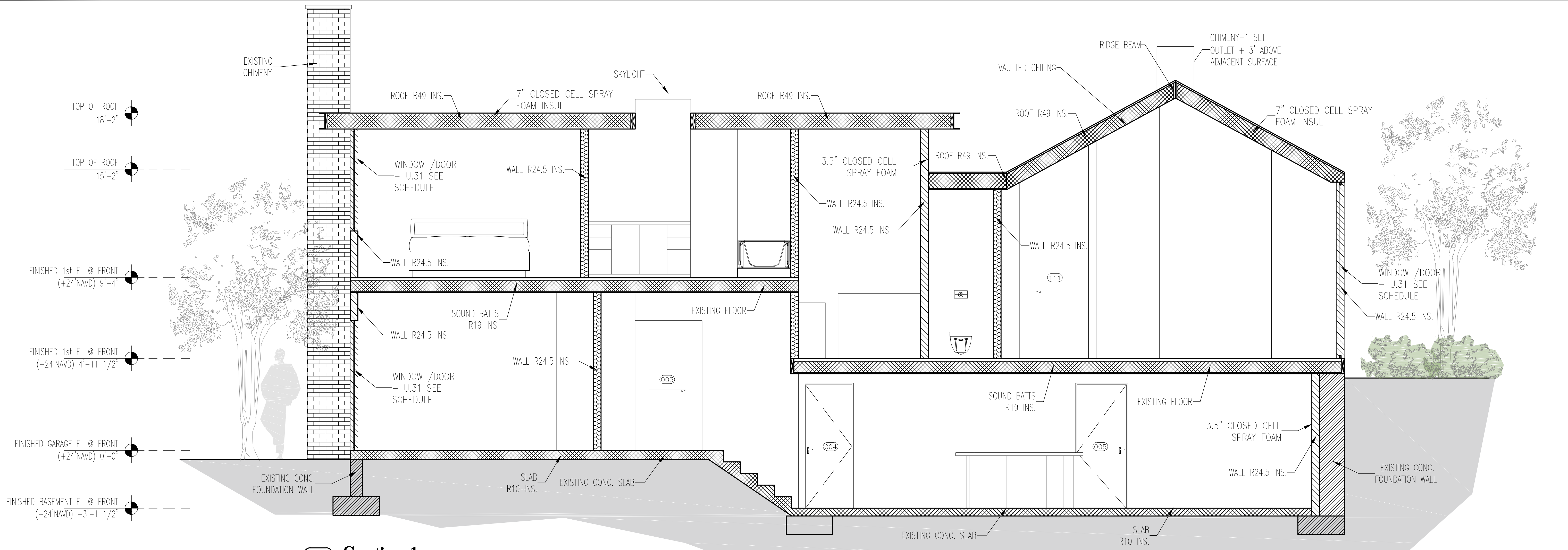
DRAWING BY: GS

CHK BY:

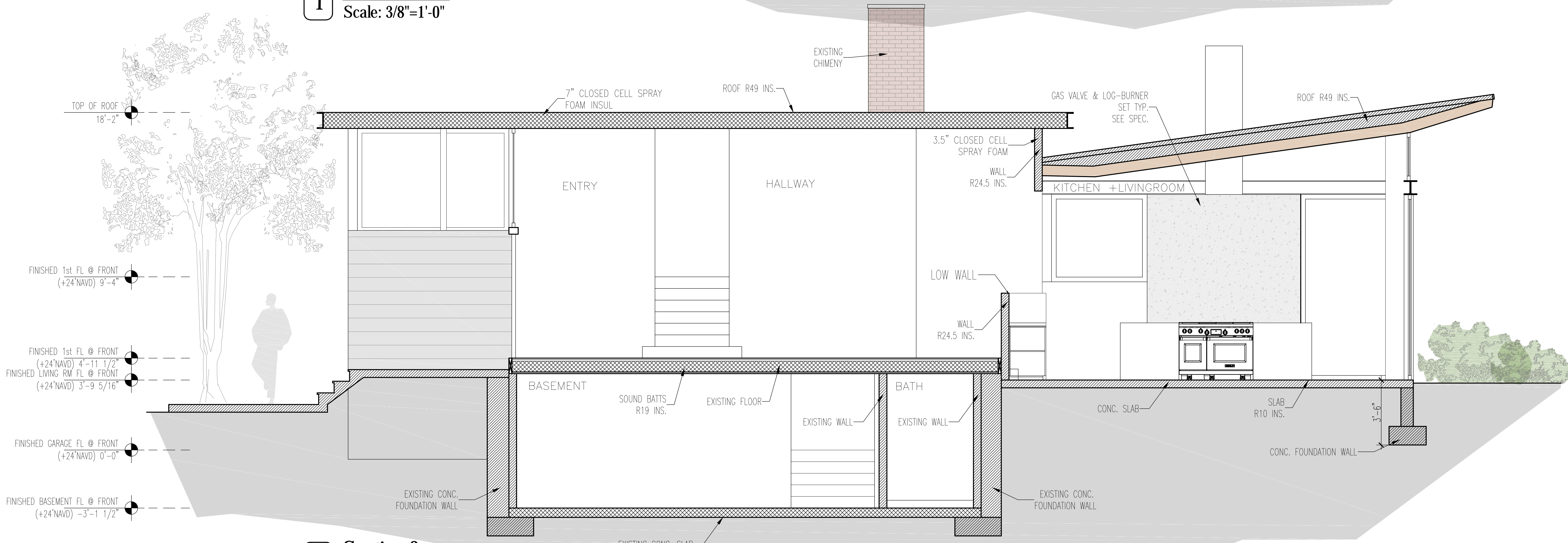
DWG No: A-005.00

CADD No:

BSCAN:



1 Section 1
Scale: 3/8"=1'-0"



2 Section 2
Scale: 3/8"=1'-0"

Project Architect:

GS
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
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LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND

	Interior Elevation
	See Detail
	Elevation
	Section Cut
	Window Number
	Coordination Tag
	Door Number
	Wall Type
	0.0" Elevation Target
	Revision

North Arrow:

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1-14-2020

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PROJECT:
THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

SECTIONS

SEAL AND SIGNATURE:	DATE: 11/4/2021
	PROJECT No: MUNITS 2021
	DRAWING BY: GS
	CHK BY:
	DWG No:
	A-006.00
	CADD No:

BSCAN:



1 Front Perspective



2 Rear Perspective



3 Rear Perspective



4 Side Perspective



5 Side Perspective



6 Rear Perspective

Project Architect:
GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
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INFO@CASEDEVELOPMENT.COM
OWNER'S REP / PROJECT MANAGER

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www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

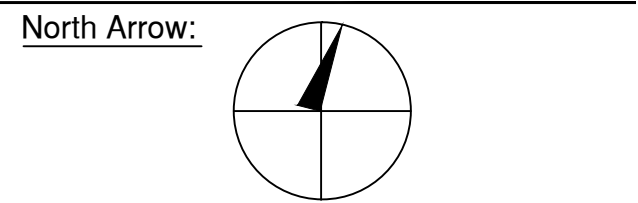
STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND

	See Detail		Interior Elevation
	Elevation		Coordination Tag
	Section Cut		Door Number
	Window Number		Wall Type
			0.0' Elevation Target
			Revision



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ISSUED FOR PRE-FILE
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1-14-2020

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Dobbs Ferry, NY developed by:
The Munits Residence

PROJECT:
THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

PERSPECTIVES

SEAL AND SIGNATURE:	DATE: 1/14/2021
	PROJECT No: MUNITS 2021
	DRAWING BY: GS
	CHK BY:
	DWG No:
	A-007.00
	CADD No:

BSCAN: