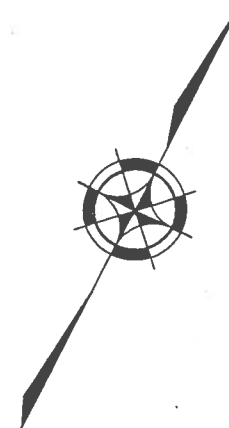
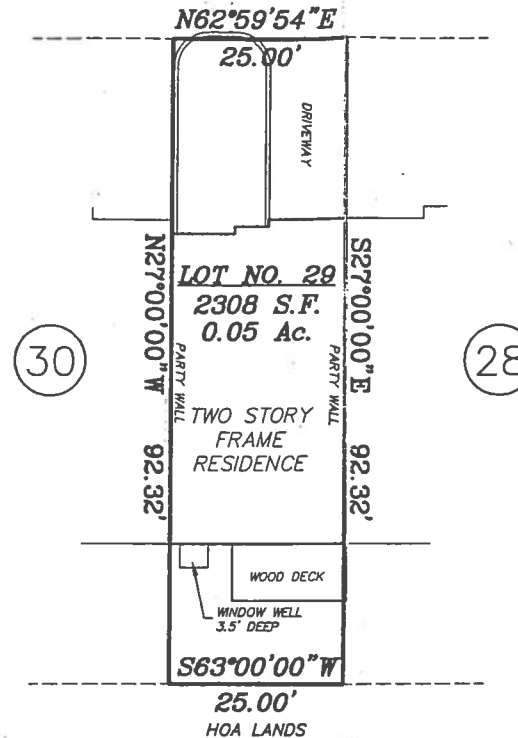


# LANDING DRIVE

BEING LOT NO. 29 AS SHOWN ON A MAP ENTITLED "AMENDED FINAL CLUSTERED SUBDIVISION PLAT PREPARED FOR THE LANDING AT DOBBS FERRY" FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON JANUARY 29, 2001 AS MAP No. 26692.



## NOTE:

All certifications shall run to persons, named hereon, for whom this survey was prepared and on their behalf to any title company, governmental agency, or lending institution named hereon. Said certifications are not transferable to additional institutions or subsequent owners.

Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

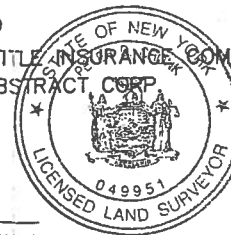
The location of underground improvements or encroachments hereon, if any exist, are not certified or shown.

We, Chas. H. Sells, Inc., hereby certify that the survey on which this map is based was completed on May 21, 2001 and this map was completed on June 19, 2001 and that said survey was prepared in accordance with the current "CODE OF PRACTICE" of the NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS (NYSAPLS).

CERTIFIED TO: NANCY L. CIRALDO  
FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK  
PRECISE CERES ABSTRACT CORP

By: CHAS. H. SELLS, INC.

*Peter D. Frank*  
N.Y. State Licensed Land Surveyor



## SURVEY OF PROPERTY

PREPARED FOR

**NANCY L. CIRALDO**

LOT NO. 29 AS SHOWN ON

FILED MAP No. 26692

SITUATE IN

**VILLAGE OF DOBBS FERRY  
TOWN OF GREENBURGH**

**WESTCHESTER CO. N.Y.**

SCALE: 1" = 20'

JUNE 19, 2001

95014001

No.	REVISION	DATE
1		
2		
3		
4		

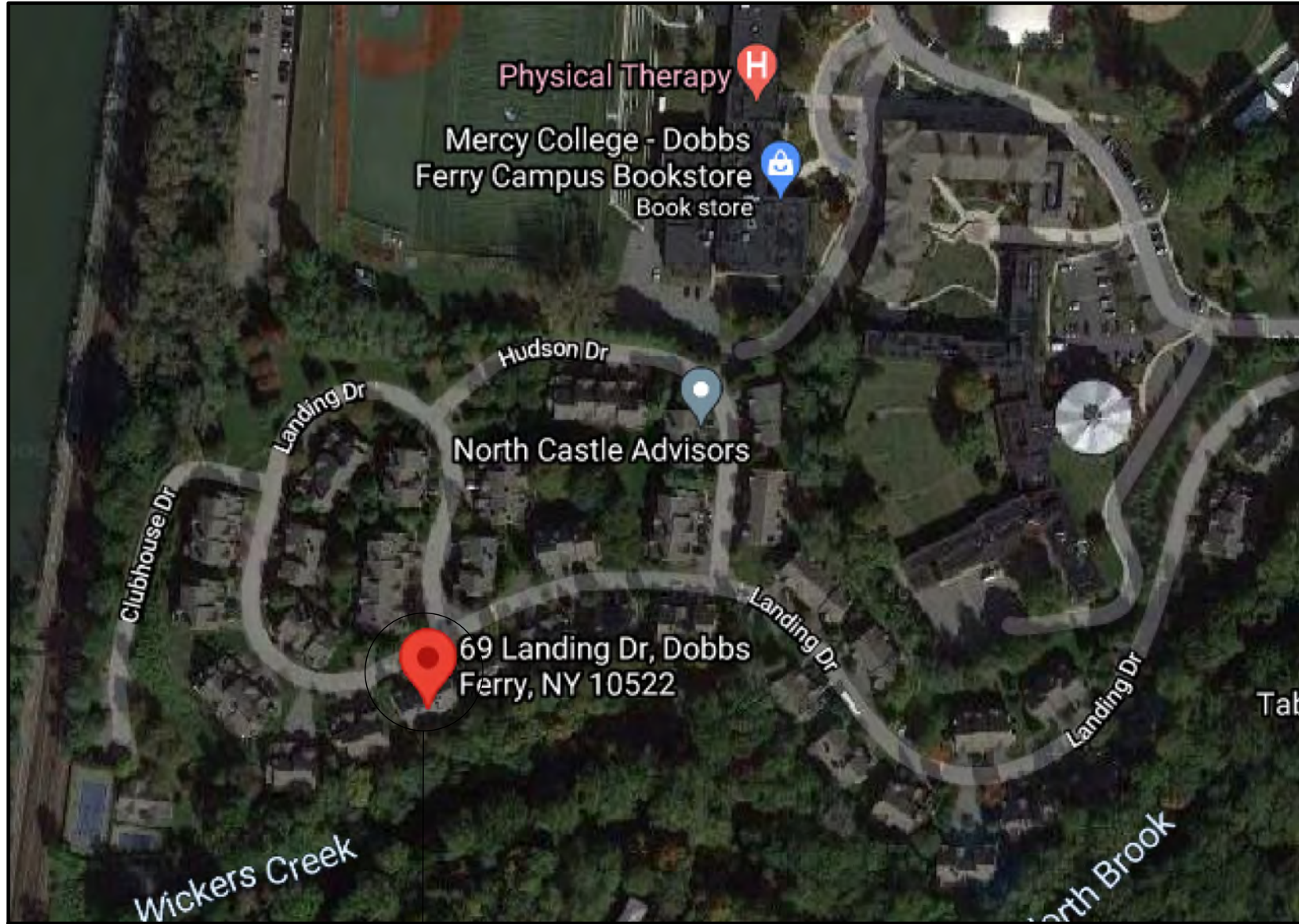


**CHAS. H. SELLS, INC.**

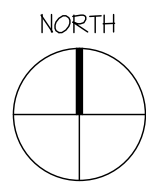
Consulting Engineers, Surveyors & Photogrammetrists  
CIVIL, STRUCTURAL AND TRANSPORTATION ENGINEERING



LOCATION PLAN



SITE



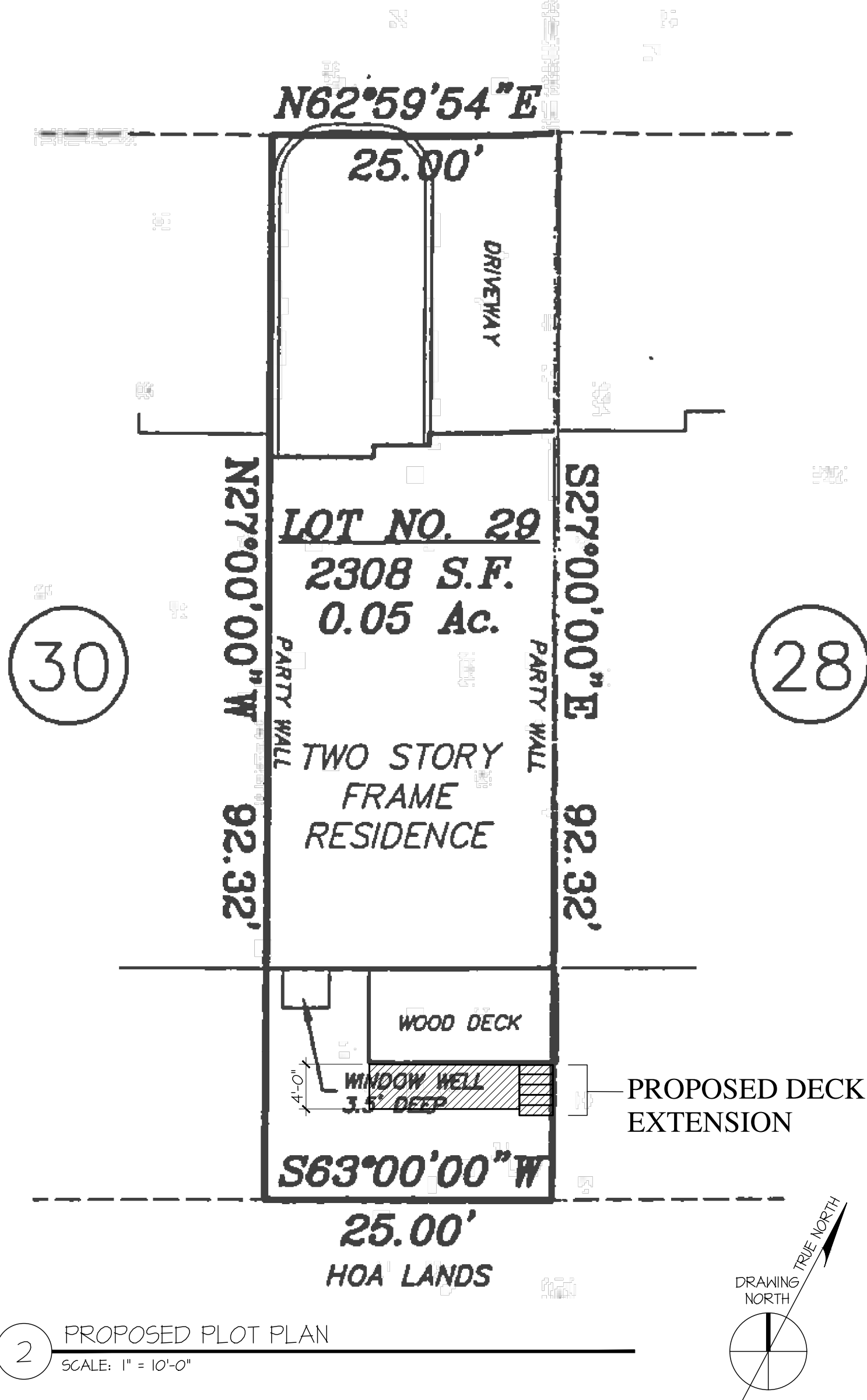
CIRALDO RESIDENCE

LOCATED AT:  
69 LANDING DRIVE  
DOBBS FERRY, NEW YORK 10522

ARCHITECT:  
STEPHEN TILLY, Architect  
22 Elm Street  
Dobbs Ferry, New York 10522  
Tel. (914) 693 - 8898 Fax (914) 693 - 4235  
www.stillyarchitect.com

ISSUED FOR PERMIT / AHRB  
JUNE 11, 2021

LANDING DRIVE



LOT LOCATION PLAN  
SCALE: NOT APPLICABLE

PLOT PLAN NOTE:  
INFORMATION FOR THIS PLOT PLAN WAS TAKEN FROM A SURVEY PERFORMED BY CHAS. H. SELLS, INC., LOCATED AT 555 PLEASANTVILLE RD, BRIARCLIFF MANOR, NY 10510, TEL. (914) 747 - 1120 PERFORMED ON JUNE 19, 2001

GENERAL NOTES:  
1. ALL DIMENSIONS TO NEW ROUGH FRAMING OR TO FINISHED SURFACE OF EXISTING BUILDING UNLESS OTHERWISE NOTED.  
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS OR VERIFY WITH ARCHITECT.  
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LAYOUT INSTRUCTIONS, AND EXISTING CONDITIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK. A PLUS / MINUS (+/-) INDICATES DIMENSIONS WHICH MAY VARY.

LIST OF DRAWINGS

NUMBER	TITLE	DATE
T-101	TITLE SHEET	06-03-2021
A-101	DEMOLITION AND PROPOSED DECK PLANS AND DETAIL	06-03-2021
A-201	PROPOSED DECK ELEVATIONS	06-03-2021

Design Criteria

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM		WINTER DESIGN TEMP	ICE BARRIER UNDERLAY REQUIRED	FLOOD HAZARDS	AIR FREEZ. INDEX	MEAN ANNUAL TEMP.	
	SPEED (MPH)	TOPO. EFF.	SPEC. WIND REGION	WIND. DEBRIS. ZONE		WEATH.	FROST LINE DEPTH						TERMITE
30 lbs/sf.	30 mph	NO	* SPECIAL WIND REGION	NO	C	SEV.	42"	MOD. TO HEAVY,	7	YES	N	1500 OR LESS	51.6 F

LIST OF ABBREVIATIONS

A/C	AIR CONDITIONING	LC	LEAD COATED
ACT	ACOUSTICAL TILE	MIN	MINIMUM
ADJ	ADJUSTABLE	MISC	MISCELLANEOUS
AFF	ABOVE FINISHED FLOOR	MO	MASONRY OPENING
ARCH	ARCHITECTURAL/ARCHITECT	MTD	MOUNTED
BD	BOARD	MTL	METAL
BIT	BITUMINOUS	NIC	NOT IN CONTRACT
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	OPNG	OPENING
BM	BEAM	P/L	PROPERTY LINE
BTM	BOTTOM	PLY	PLYWOOD
CAB	CABINET	PSF	POUNDS PER SQUARE FOOT
CLG	CEILING	PSI	POUNDS PER SQUARE INCH
CLG HT	CEILING HEIGHT	PT	POINT
CT	CERAMIC TILE	PTD	PAINTED
CLO	CLOSET	PVC	POLY VINYL CHLORIDE
CMU	CONCRETE MASONRY UNIT	QTY	QUANTITY
COL	COLUMN	REINF	REINFORCED
CONC	CONCRETE	REQD	REQUIRED
CONT	CONTINUOUS	RM	ROOM
CONTR	CONTRACTOR	RO	ROUGH OPENING
CPT	CARPET	S&V	STAIN AND VARNISH
CTR	CENTER	SHT	SHEET
DN	DOWN	SIM	SIMILAR
DR	DOOR	SPECS	SPECIFICATIONS
DWG	DRAWING	SQ FT	SQUARE FOOT/FEET
ELEV	ELEVATION	ST	STREET
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	STL	STEEL
EXTG	EXISTING	STOR	STORAGE
EXT	EXTERIOR	STRUCT	STRUCTURAL
FIN	FINISH	SUB FLR	SUB FLOOR
FL/FLR	FLOOR	T&G	TONGUE AND GROOVE
FT	FOOT/FEET	TERR	TERRAZZO
FTG	FOOTING	THK	THICKNESS
GA	GAUGE	THRU	THROUGH
GALV	GALVANIZED	TYP	TYPICAL
GC	GENERAL CONTRACTOR	VENT	VENTILATION
GWB	GYPSUM WALL BOARD	VERT	VERTICAL
GYP BD	GYPSUM WALL BOARD	VIF	VERIFY IN FIELD
HB	HOSE BIBB	VOL	VOLUME
HDWR	HARDWARE	W/	WITH
HORIZ	HORIZONTAL	W/O	WITHOUT
HVAC	HEATING VENTILATING & A/C	WD	WOOD
INSUL	INSULATION	WWF	WELDED WIRE FABRIC
INT	INTERIOR		

STEPHEN TILLY,  
Architect  
22 Elm Street  
Dobbs Ferry, New York 10522  
Tel: (914) 693-8898 Fax 693-4235  
email: office@stillyarchitect.com

No.	Date	Description
Revisions:		
06-11-2021	ISSUED FOR PERMIT / AHRB	
Date	Issued For	
Submissions:		

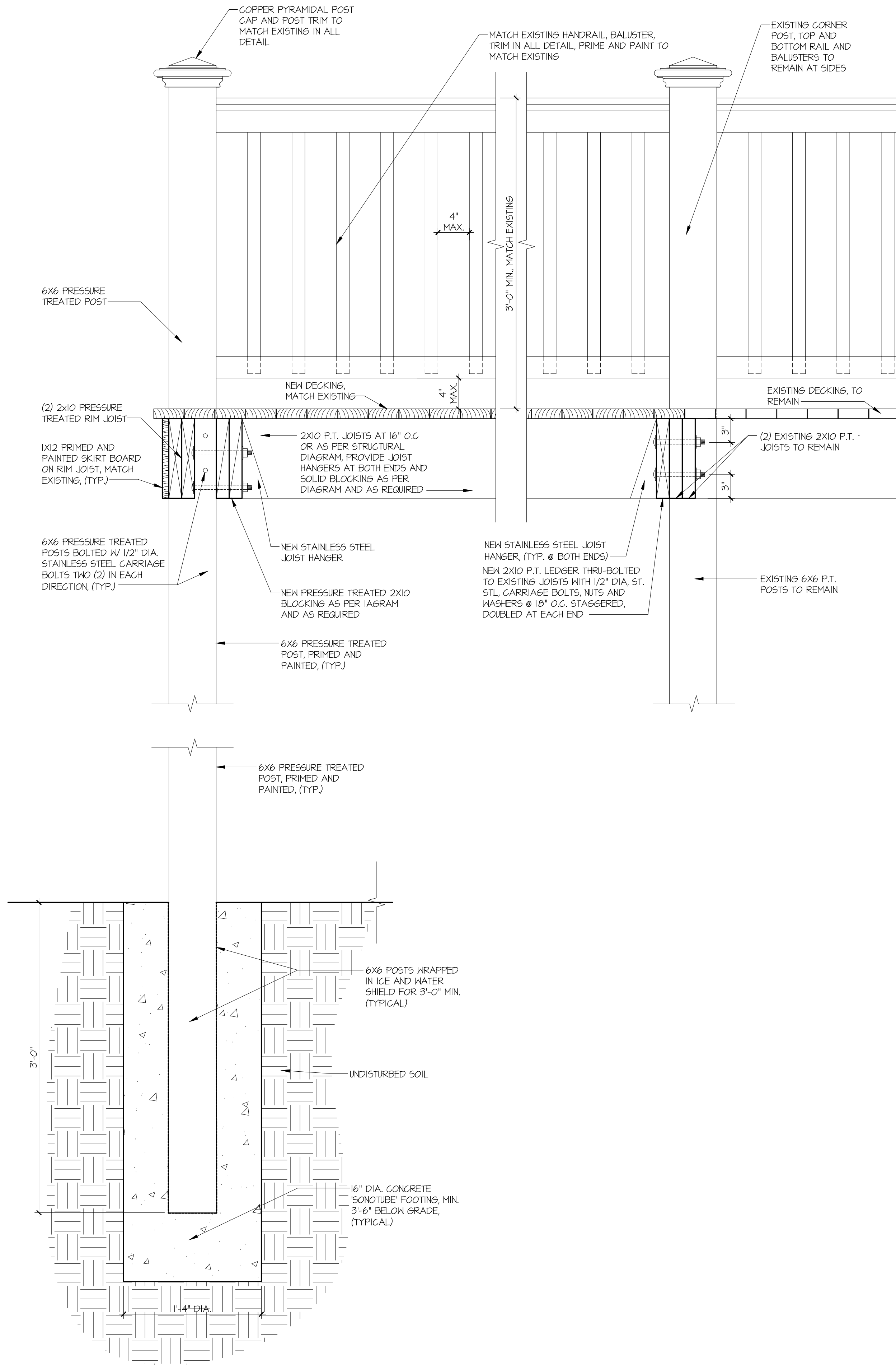
Project: CIRALDO RESIDENCE  
property of  
Nancy Ciraldo  
69 Landing Drive  
Dobbs Ferry, NY 10522

Date: June 3, 2021  
Title: TITLE PAGE W/ PLOT PLAN

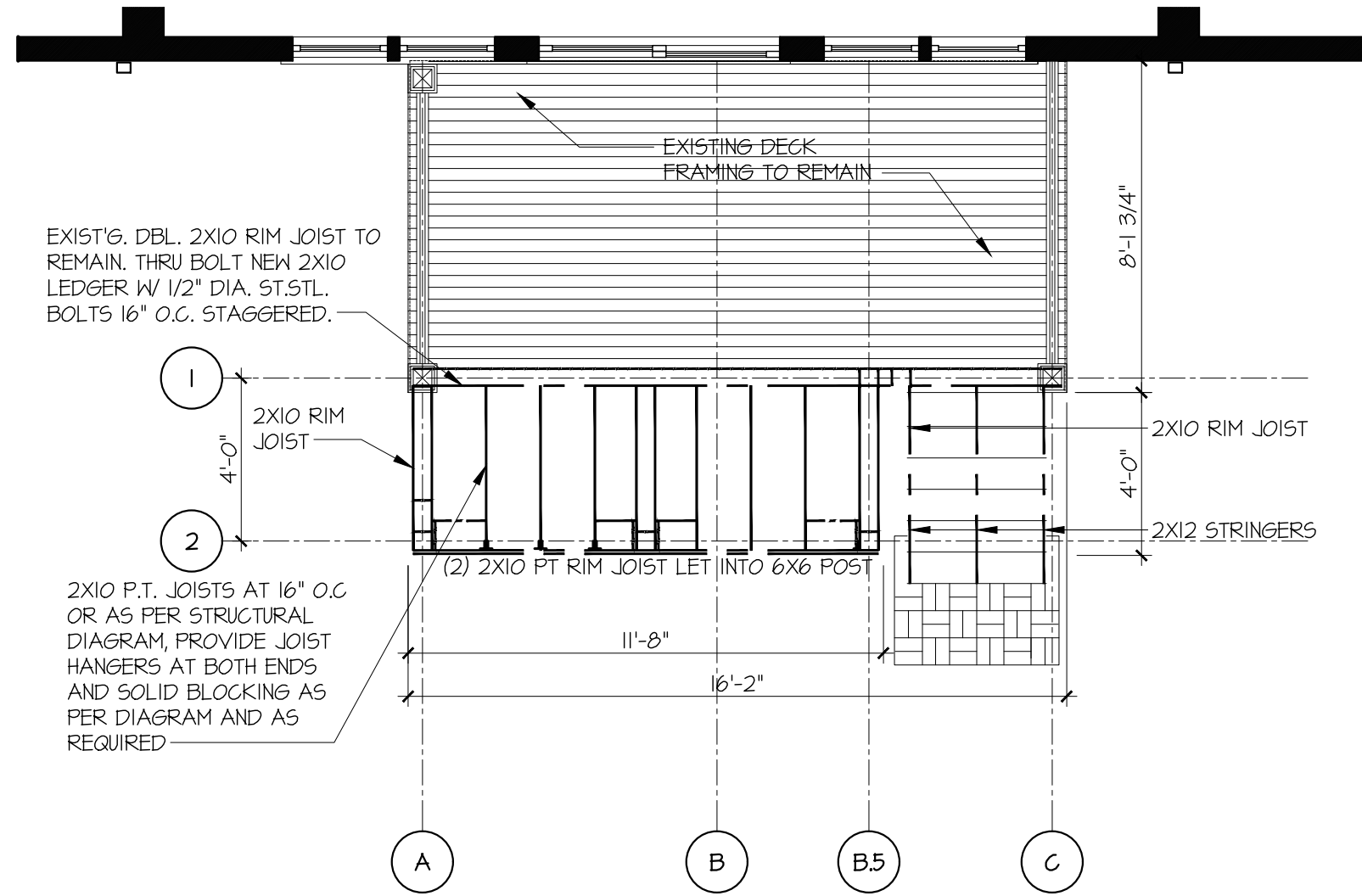
Scale: AS NOTED  
Drawn by: SMS

T-001

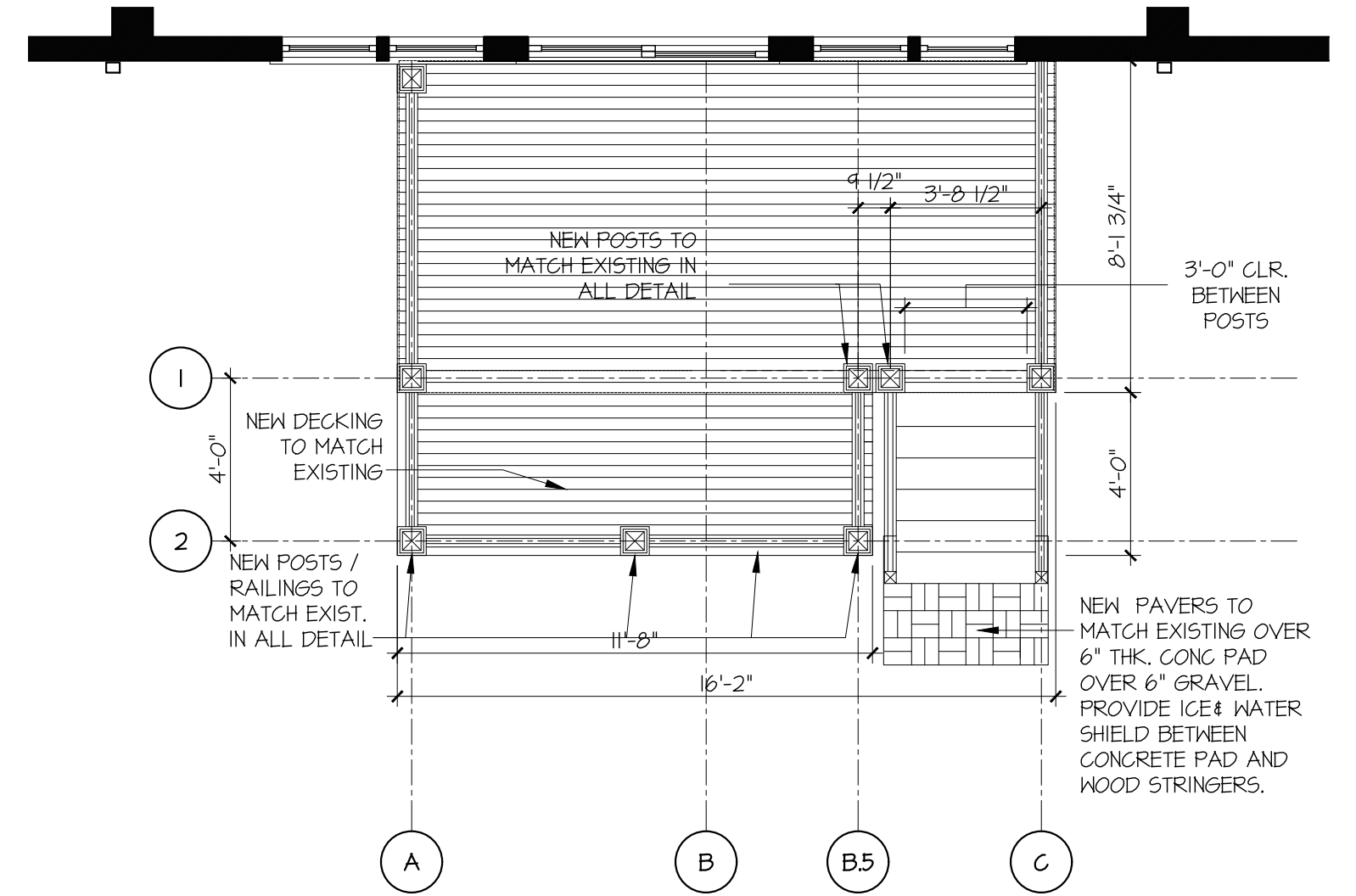




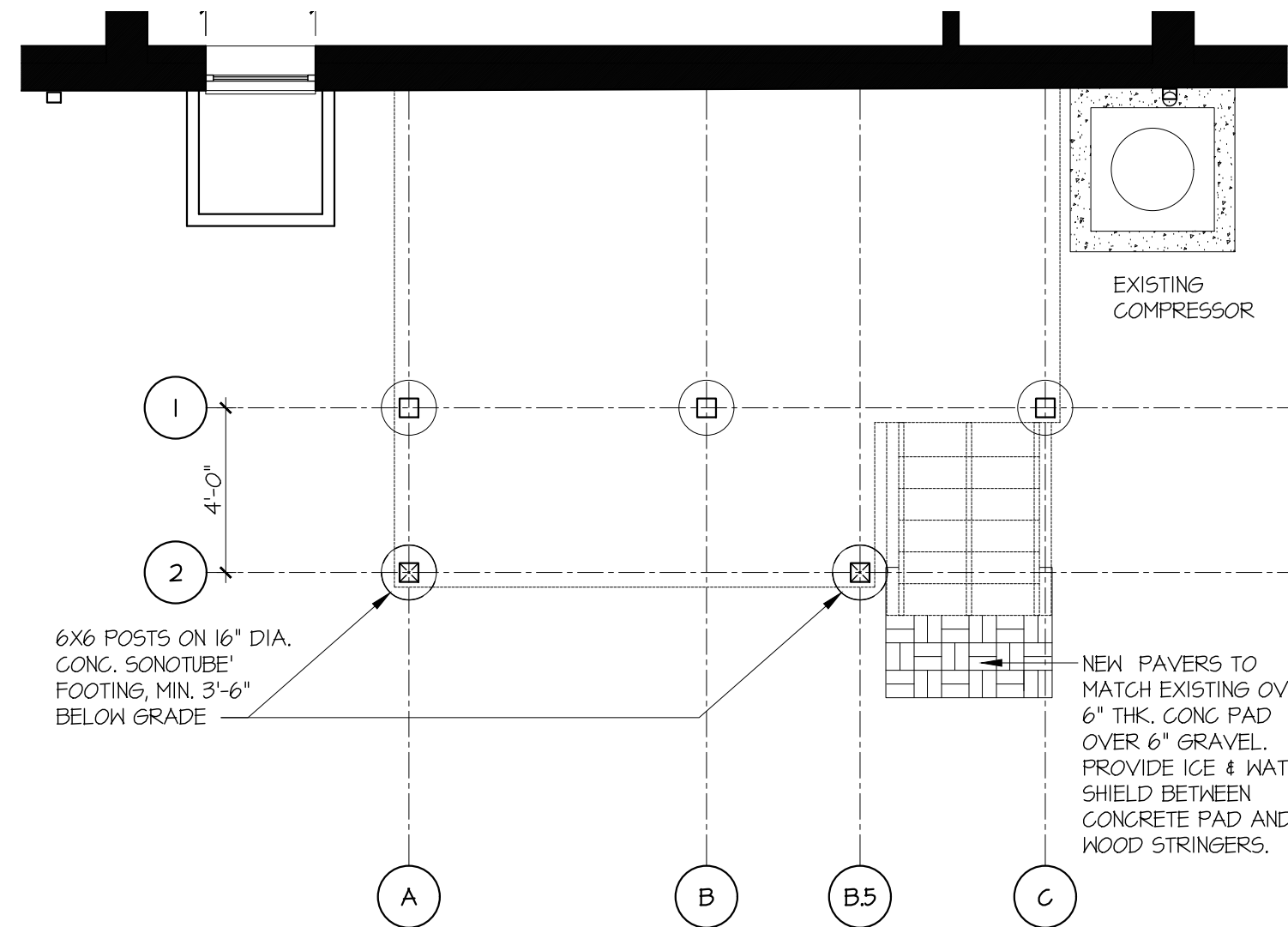
5 TYPICAL SECTION THROUGH DECK  
SCALE: 1/2" = 1'-0"



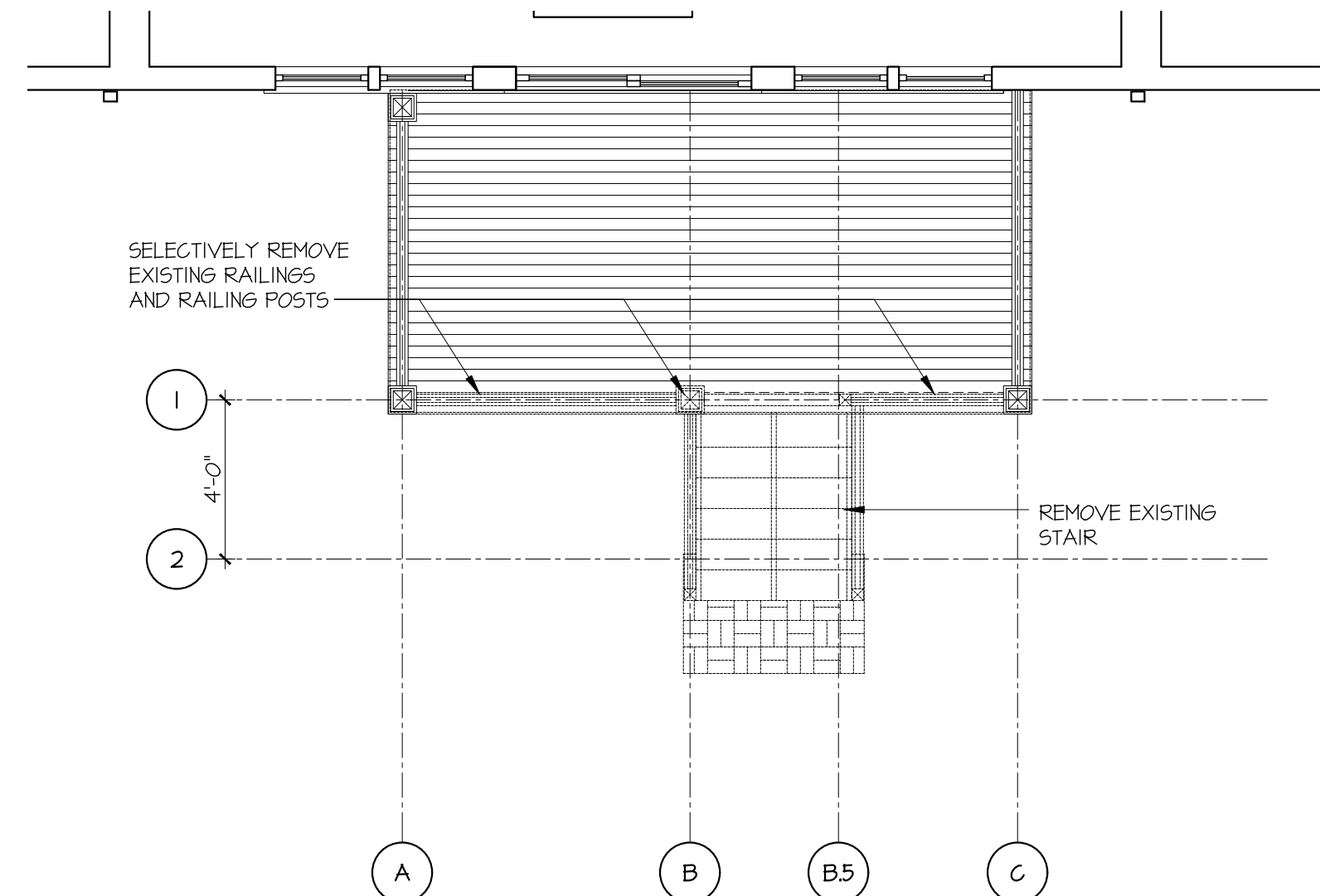
4 PROPOSED STRUCTURAL PLAN AT DECK: DECK FRAMING  
SCALE: 1/4" = 1'-0"



2 PROPOSED PLAN AT DECK: FIRST FLOOR  
SCALE: 1/4" = 1'-0"



3 PROPOSED STRUCTURAL PLAN AT GRADE - FOOTINGS AND POSTS  
SCALE: 1/4" = 1'-0"



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

GENERAL NOTES:

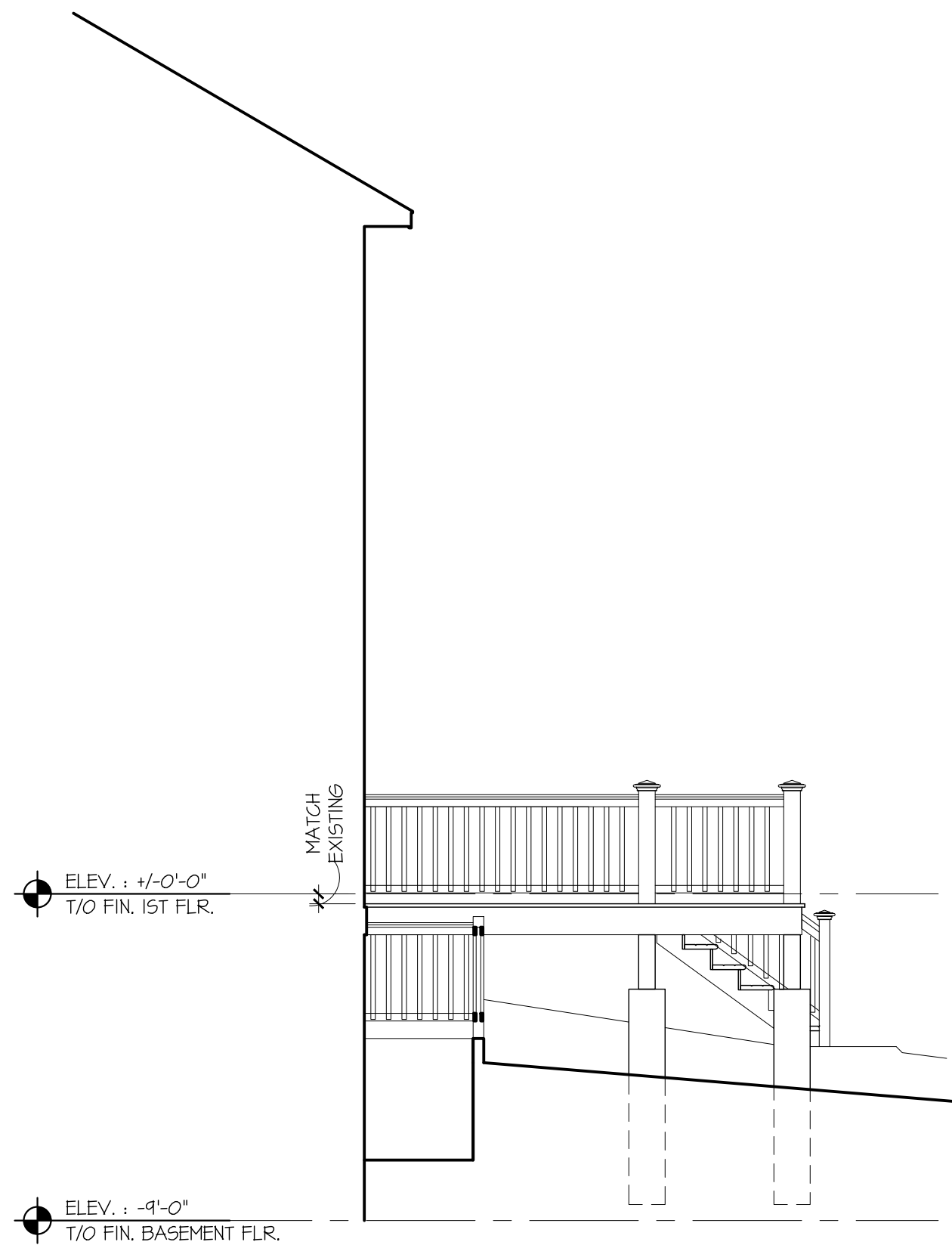
- ALL DIMENSIONS TO NEW ROUGH FRAMING OR TO FINISHED SURFACE OF EXISTING BUILDING UNLESS OTHERWISE NOTED.
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No. Date Description  
Revisions:

06-11-2021 ISSUED FOR PERMIT / AHRB  
Date Issued For  
Submissions:

Project: CIRALDO  
RESIDENCE  
property of  
Nancy Ciraldo  
69 Landing Drive  
Dobbs Ferry, NY 10522

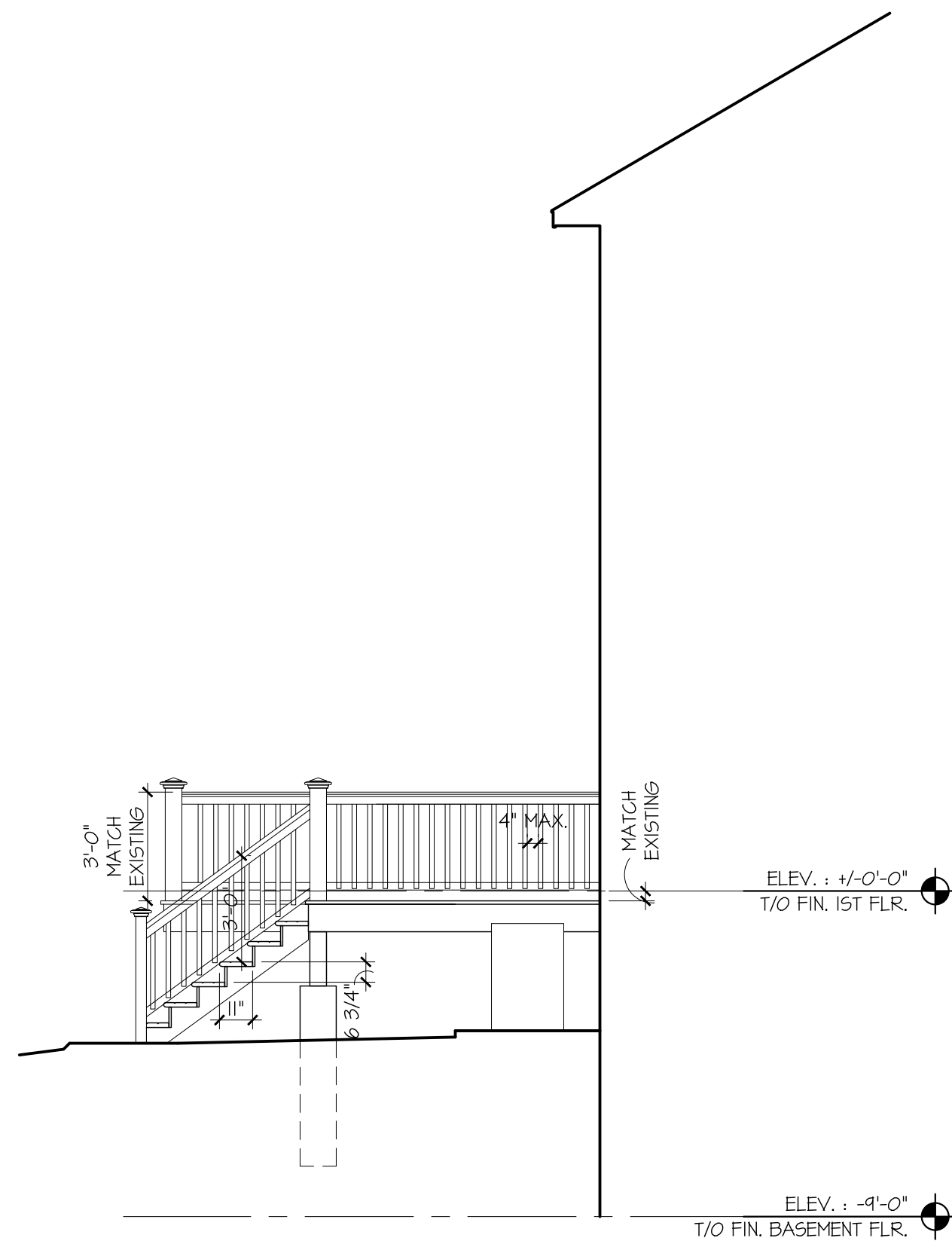
Date: June 3, 2021  
Title: DEMOLITION AND  
PROPOSED DECK:  
PLANS AND DETAIL  
Scale: AS NOTED  
Drawn by: SMS



3 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:
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No. Date Description

Revisions:

06-11-2021 ISSUED FOR PERMIT / AHRB  
Date Issued For

Submissions:

Project: CIRALDO  
RESIDENCE  
property of  
Nancy Ciraldo  
69 Landing Drive  
Dobbs Ferry, NY 10522

Date: June 3, 2021

Title: PROPOSED DECK:  
ELEVATIONS

Scale: AS NOTED

Drawn by: SMS

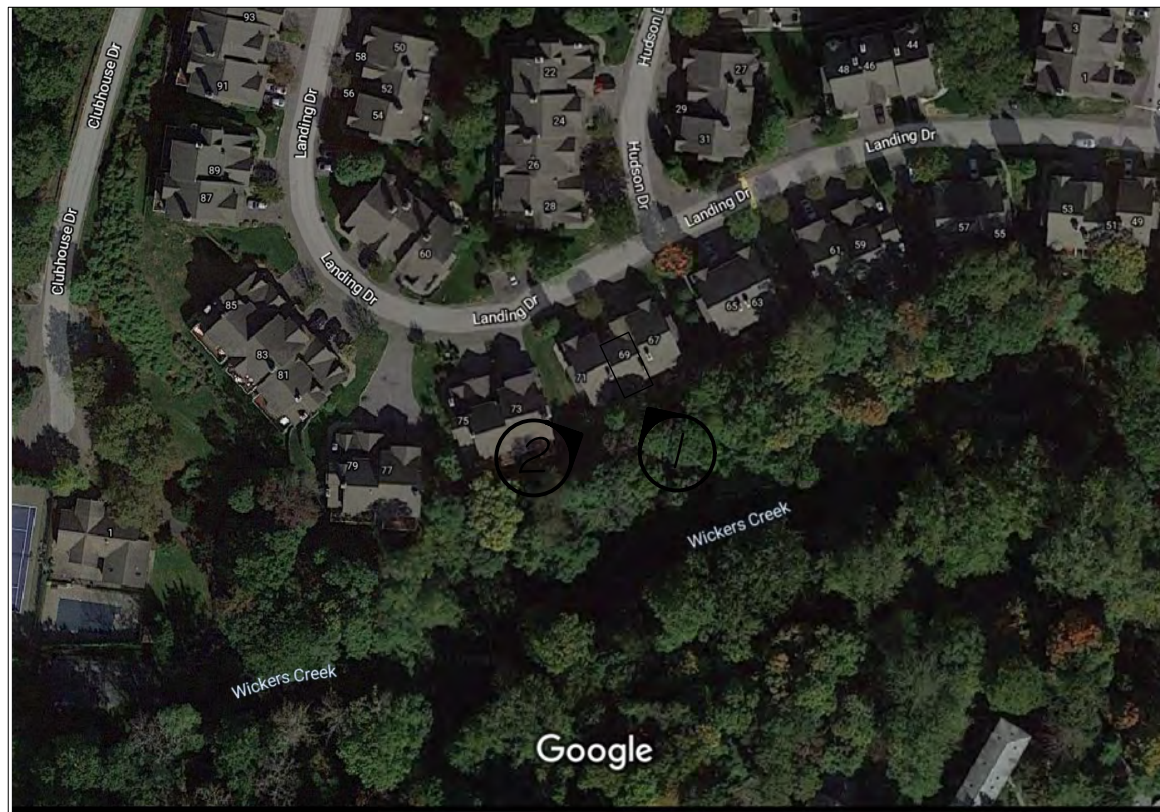




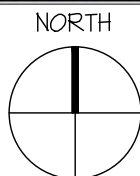
2 VIEW EAST PAST END UNIT #71. EXSITING STAIR OF #69 VISIBLE AT CENTER  
SCALE: NOT APPLICABLE



1 VIEW LOOKING NORTH: EXISTING REAR ELEVATION OF #69  
SCALE: NOT APPLICABLE



3 SITE PLAN: VIEW REFERENCE  
SCALE: NOT APPLICABLE



STEPHEN TILLY,  
Architect  
22 Elm Street  
Dobbs Ferry, New York 10522  
Tel: (914) 693-8898  
Fax: (914) 693-4235

Project: CERALDO RESIDENCE  
#66 LANDING DRIVE  
DOBBS FERRY, NEW YORK 10522

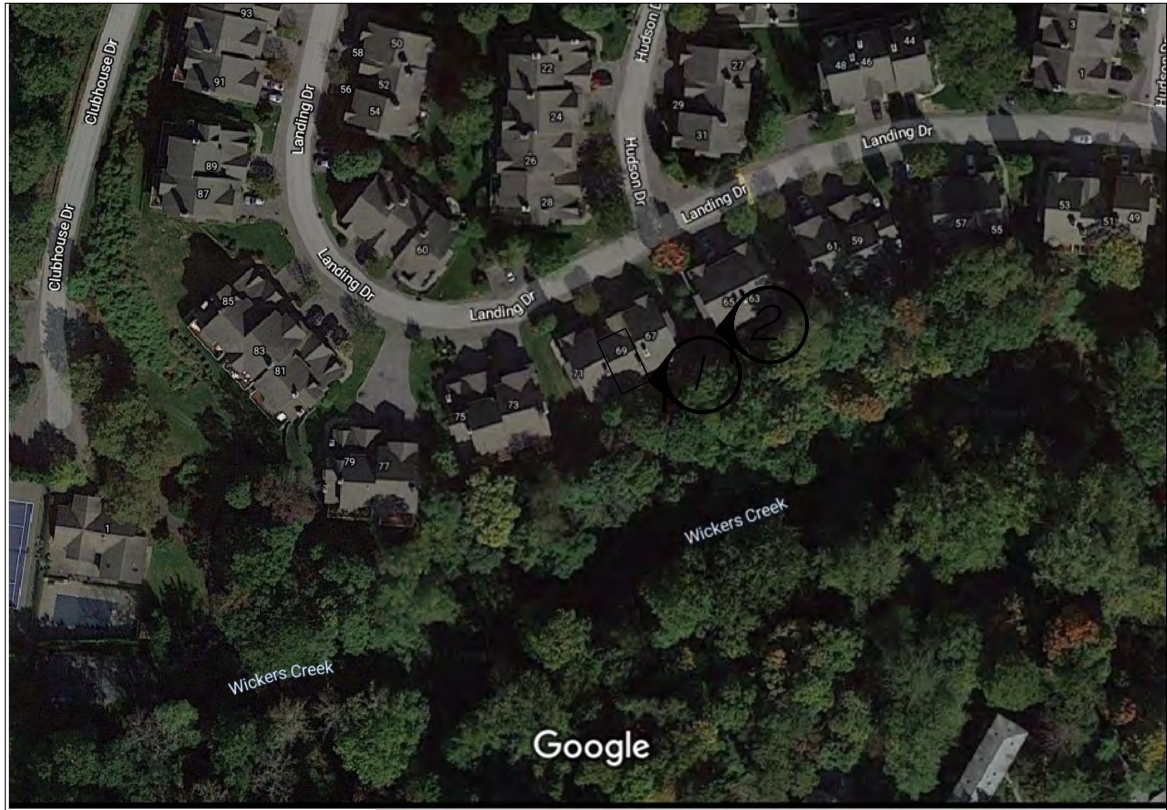
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Scale: not applicable Date: 06-02-2021 Drawn by: sms

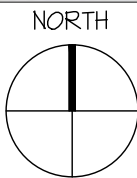
Drawing no.:

SK-001





3 SITE PLAN: VIEW REFERENCE  
SCALE: NOT APPLICABLE



2 VIEW LOOKING N.W. - UNIT 71 (LEFT), 69 (CENTER) AND 67 (RIGHT)  
SCALE: NOT APPLICABLE



1 VIEW LOOKING NORTHWEST: -#71 (LEFT), #69 (CENTER) #67 (RIGHT)  
SCALE: NOT APPLICABLE

STEPHEN TILLY,  
Architect  
22 Elm Street  
Dobbs Ferry, New York 10522  
Tel: (914) 693-8898  
Fax: (914) 693-4235

Project: CERALDO RESIDENCE  
#66 LANDING DRIVE  
DOBBS FERRY, NEW YORK 10522

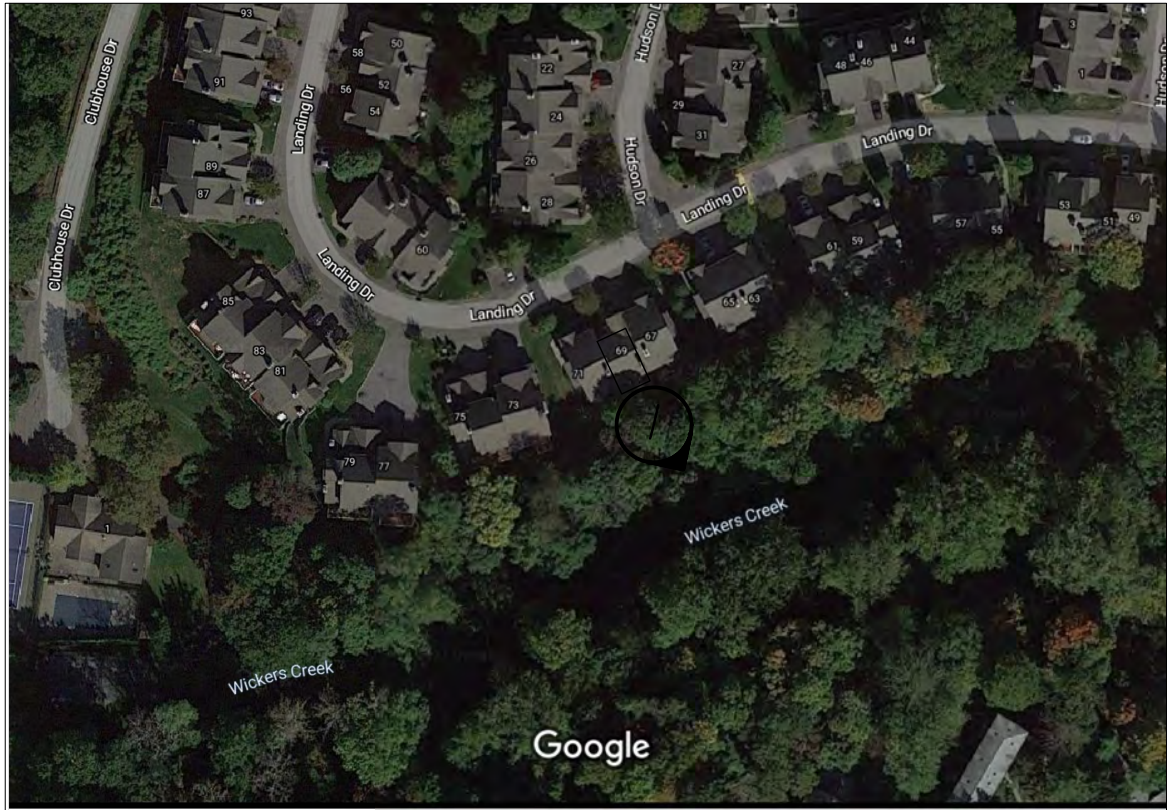
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Scale: not applicable Date: 06-02-2021 Drawn by: sms

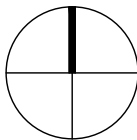
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SK-002

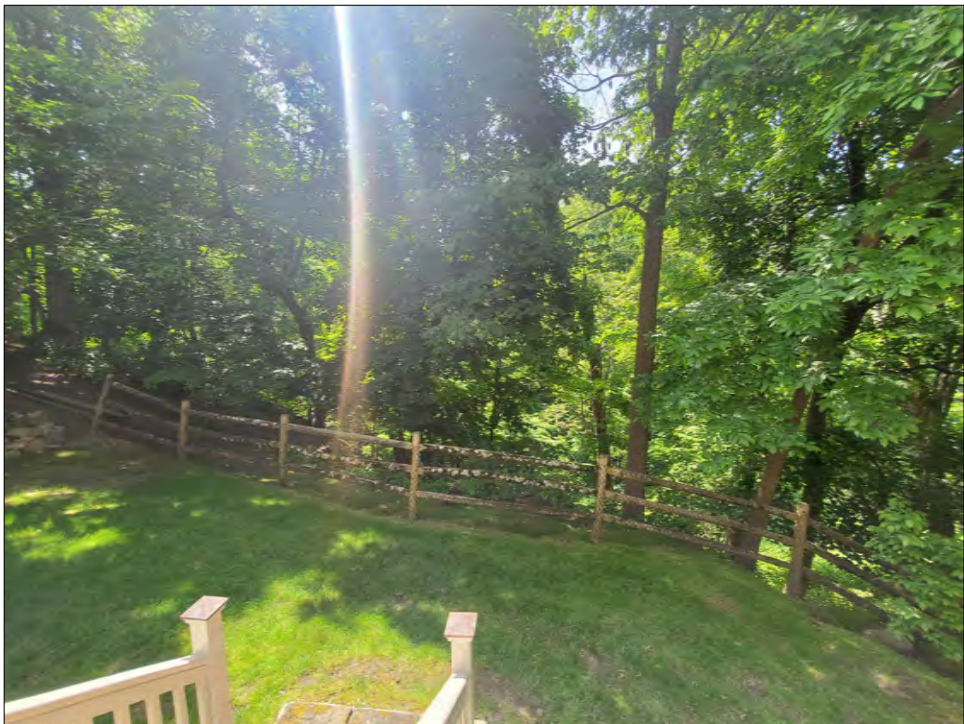




NORTH



3 SITE PLAN: VIEW REFERENCE  
SCALE: NOT APPLICABLE



2 VIEW SOUTH TOWARDS WICKER'S CREEK FROM EXISTING DECK  
SCALE: NOT APPLICABLE

STEPHEN TILLY,  
Architect  
22 Elm Street  
Dobbs Ferry, New York 10522  
Tel: (914) 693-8898  
Fax: (914) 693-4235

Project: CERALDO RESIDENCE  
#66 LANDING DRIVE  
DOBBS FERRY, NEW YORK 10522

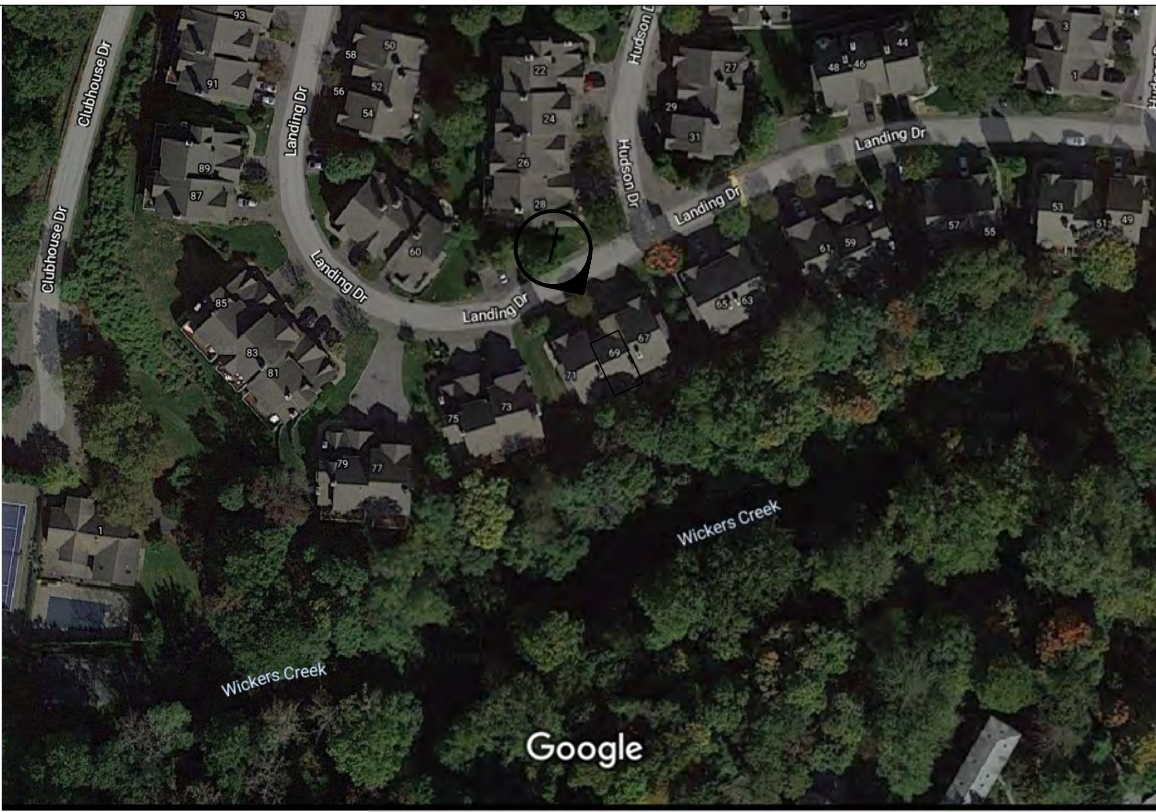
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Scale: not applicable Date: 06-02-2021 Drawn by: sms

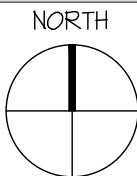
Drawing no.:

SK-003





3 SITE PLAN: VIEW REFERENCE  
SCALE: NOT APPLICABLE



AHRB SIGNAGE

2 VIEW OF AHRB SIGNAGE IN FRONT OF # 69  
SCALE: NOT APPLICABLE



AHRB SIGNAGE

1 VIEW OF AHRB SIGNAGE IN FRONT OF # 69  
SCALE: NOT APPLICABLE

STEPHEN TILLY,  
Architect  
22 Elm Street  
Dobbs Ferry, New York 10522  
Tel: (914) 693-8898  
Fax: (914) 693-4235

Project: CERALDO RESIDENCE  
#66 LANDING DRIVE  
DOBBS FERRY, NEW YORK 10522

Title: SITE PLAN W/ SITE VIEWS - 3

Scale: not applicable Date: 06-11-2021 Drawn by: sms

Drawing no.:

SK-004