

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
- 3.0 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 C of 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 COVERAGE	%	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

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LCP	Lot Coverage Plan
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T-004	Door & Window Schedule
T-004.1	Windows Details
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A-002	1s Floor Construction Plan
A-003	Roof Construction Plan
A-004	Elevations
A-005	Elevations
A-006	Sections
A-007	Perspectives
A-008	Proposed Materials
A-009	Reflected Ceiling Plan
A-010	Construction Details

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 (RCNY Only)	Subject to Damage From			Climate Zone	Ice Barrier Underlayment Req'd	Flood Hazards	Air Freezing Index	Mean Annual Temp	
	Speed (mph)	Topo Effects	Special Wind Region		Wind - borne Debris Zone	Weathering	Frost Line Depth						Termites
30	*Special Wind Region	NO	NO	NO	C	Severe	42"	Moderate 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:

- a. 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.
- b. The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.
- c. Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.
- d. 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

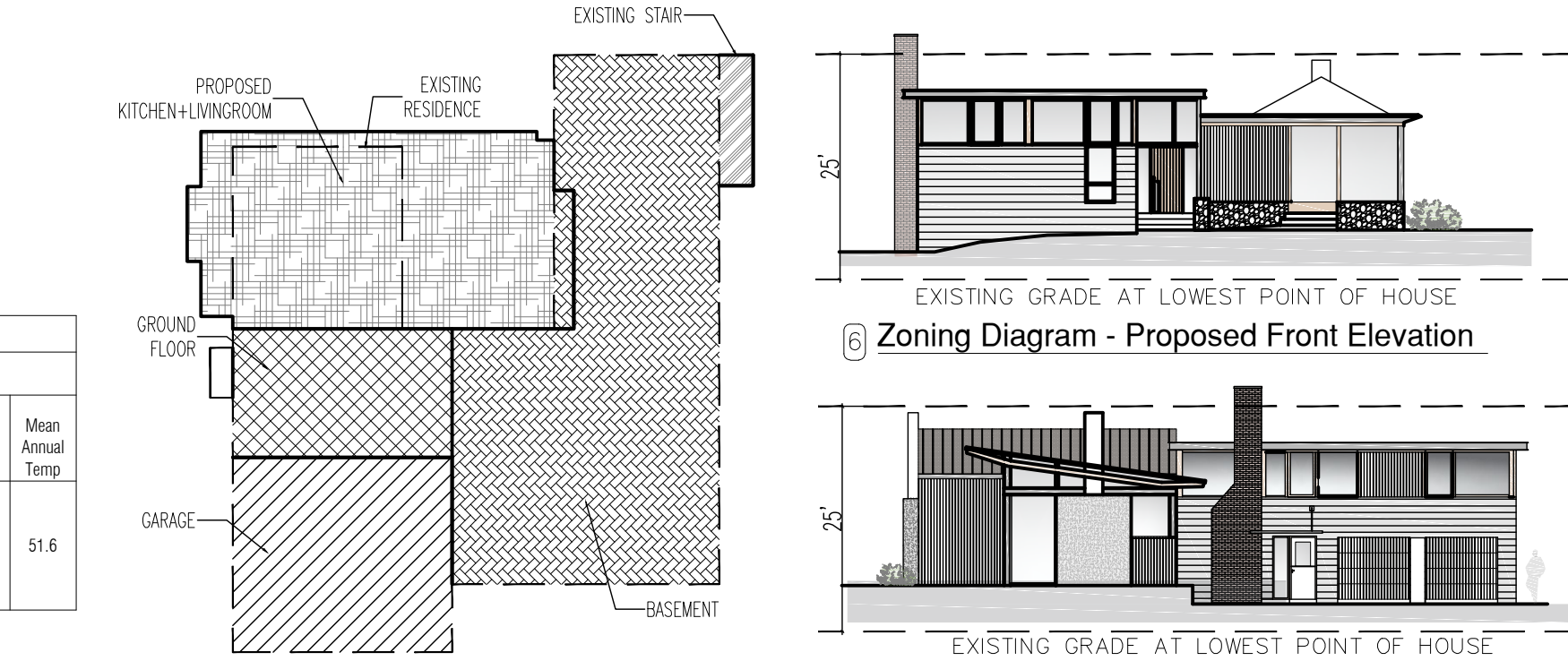
Check inlets and outlets for clogging and remove any debris as required.

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

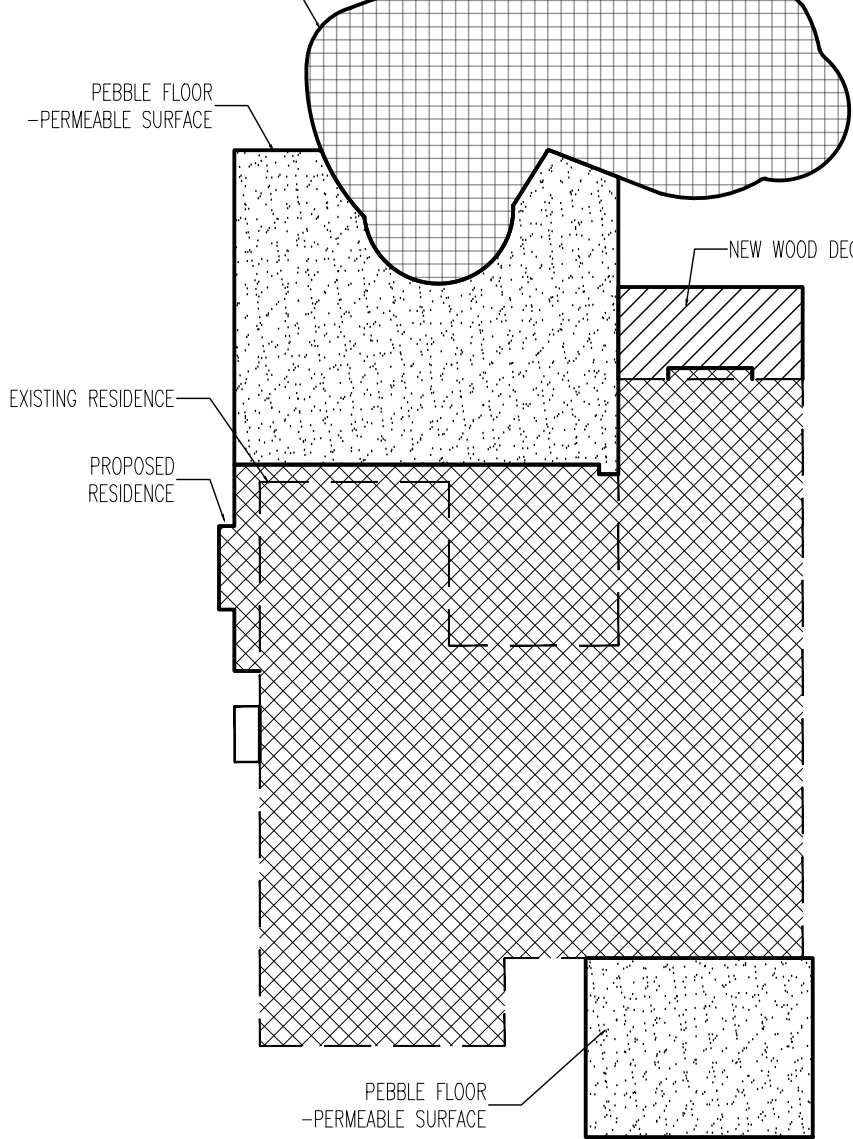
SCALE: NS

Basment: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.

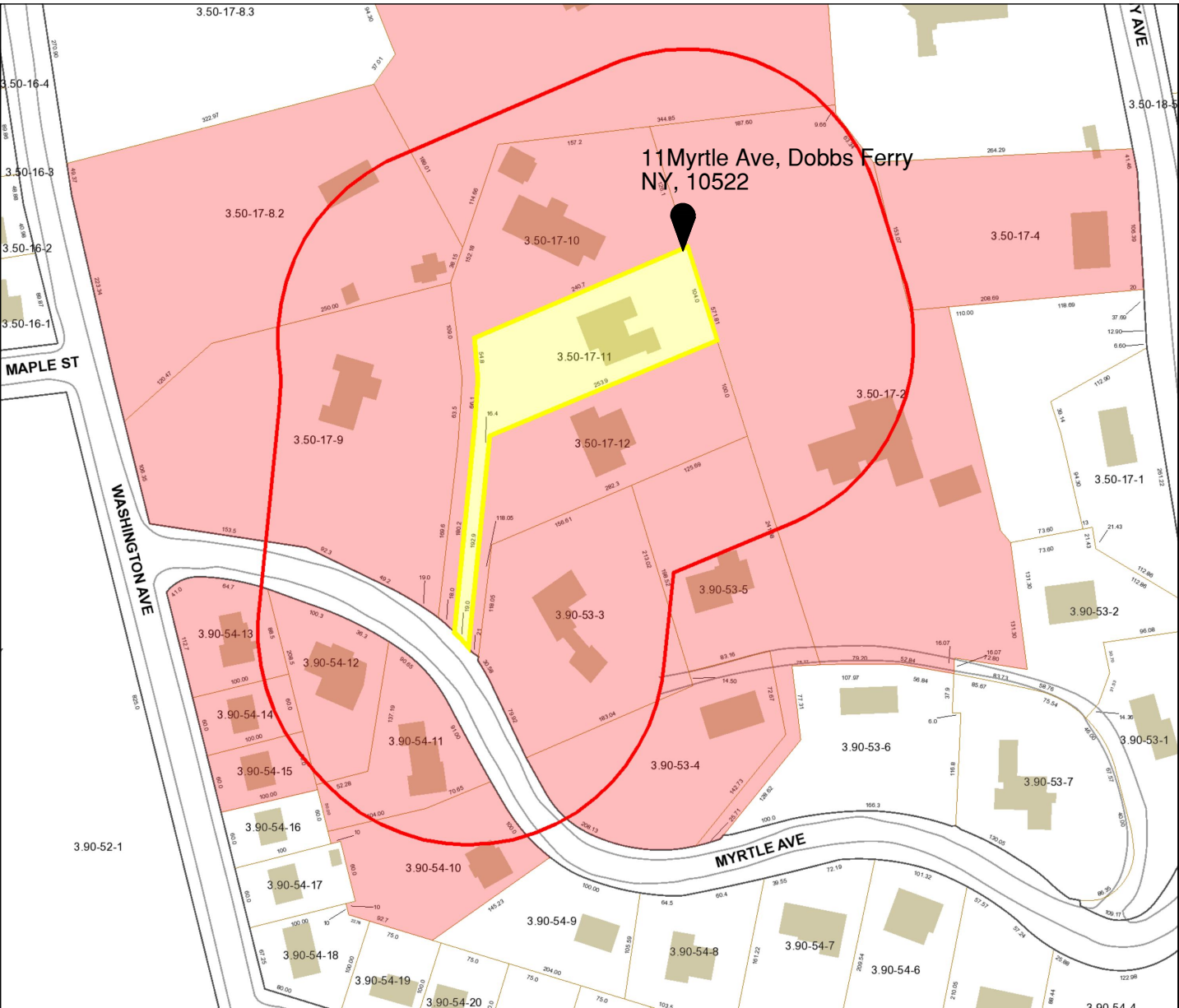
Wood Deck:156 sqft.

Pool:1,164 sqft.



6 Sky Exposure Plane Diagram

COMPLIES



13 Land Parcel and Surrounds from above
Do Not Scale See - Dimensions

Project Architect:

GSA
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D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

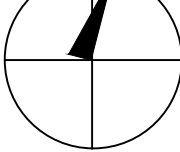
PROJECT ENGINEER

NOTES

SYMBOL LEGEND

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

North Arrow:



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DRAWING INFORMATION

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

TITLE PAGE

SEAL AND SIGNATURE:



DATE: 1/14/2021

PROJECT No: MUNITS 2021

DRAWING BY: GS

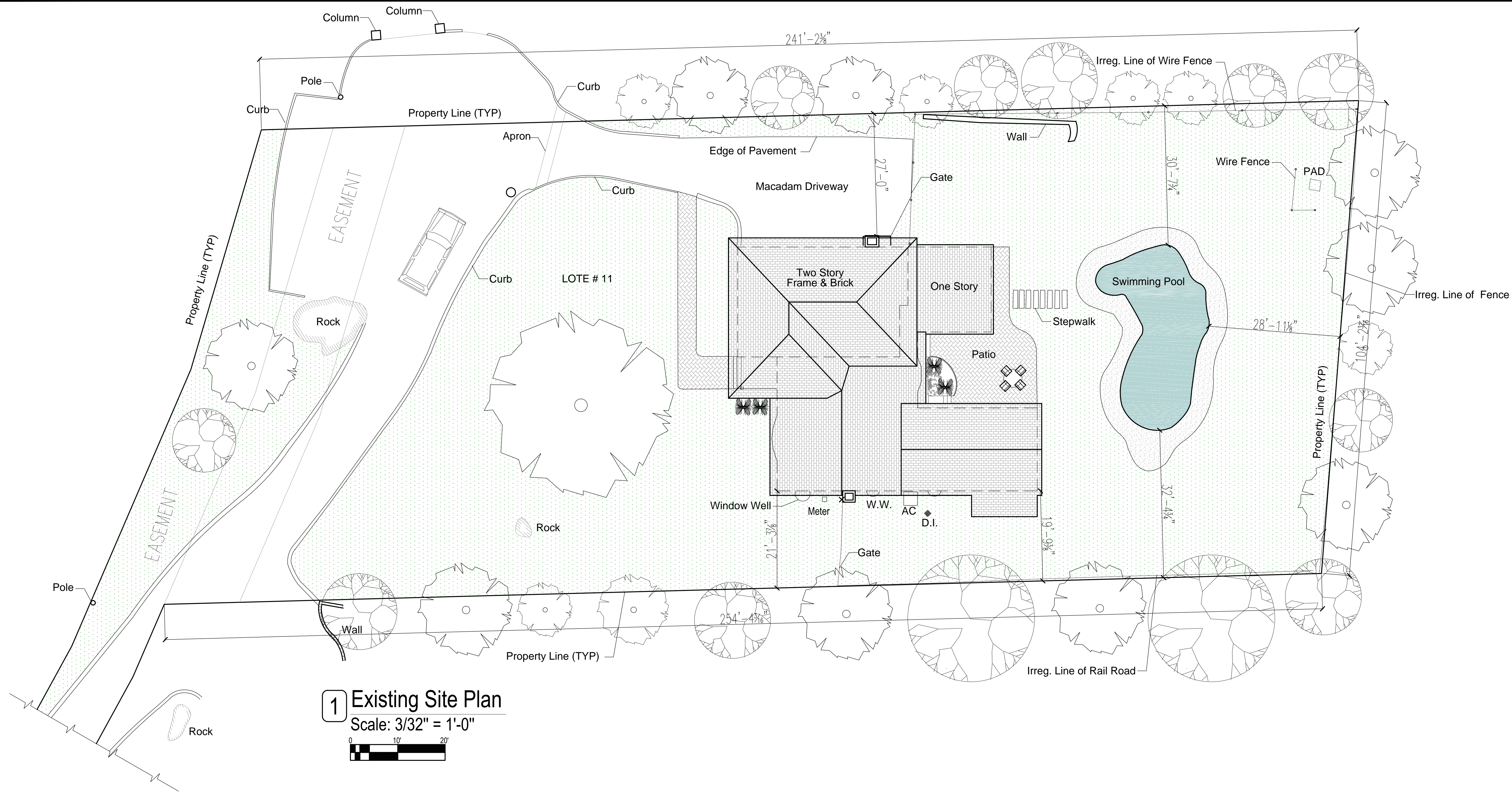
CHK BY:

DWG No:

T-001.00

CADD No:

BSCAN:



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



2 Existing Pictures of the House

Project Architect:
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LANDSCAPE ARCHITECT

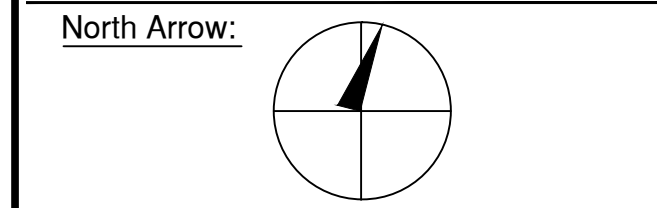
ARBORIST

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



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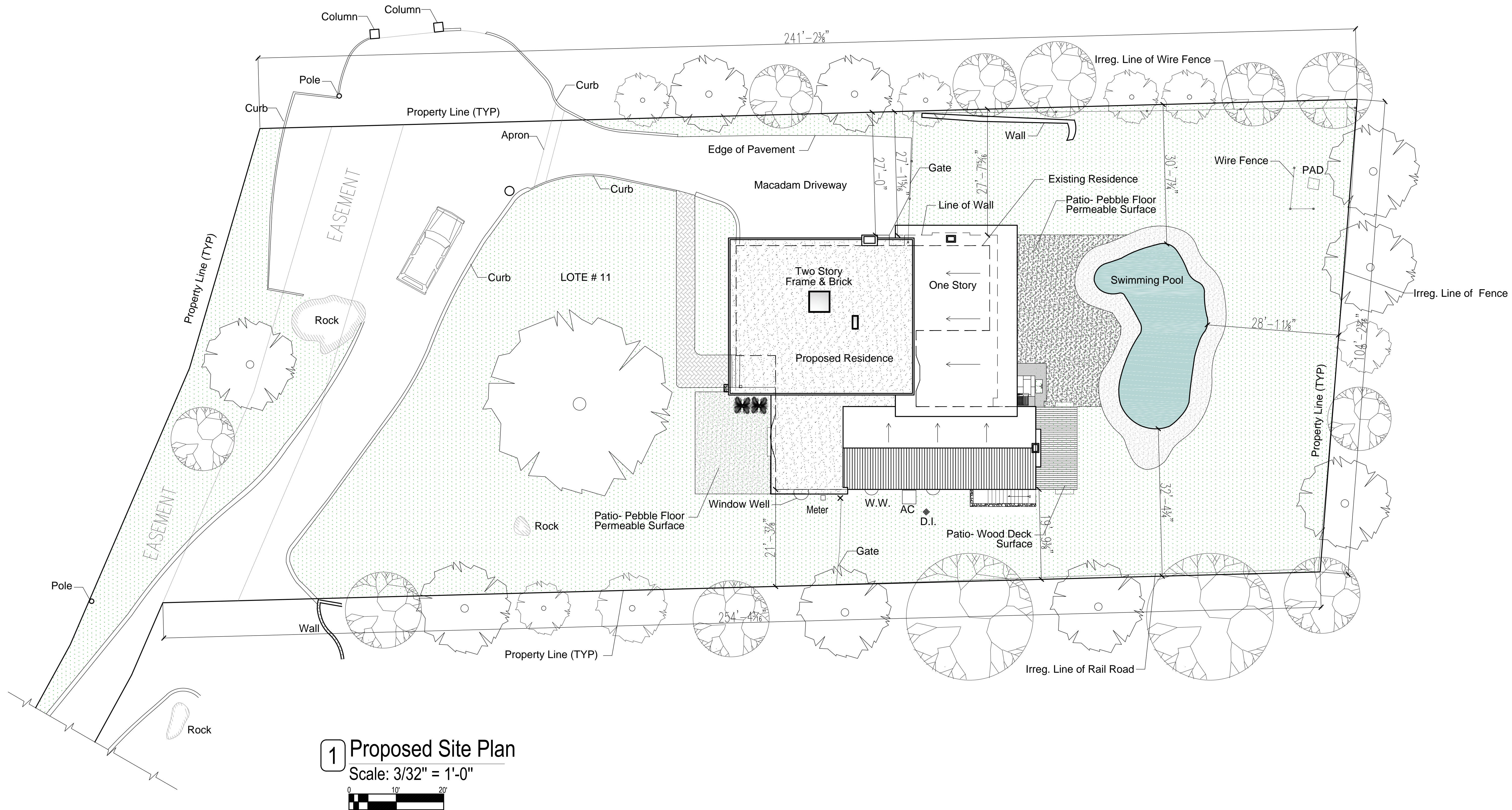
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EXISTING SITE PLAN

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

BSCAN:



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

Project Architect:
GSA
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DOBBS FERRY
DIRECT 917 597 1982
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OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

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LANDSCAPE ARCHITECT

ARBORIST

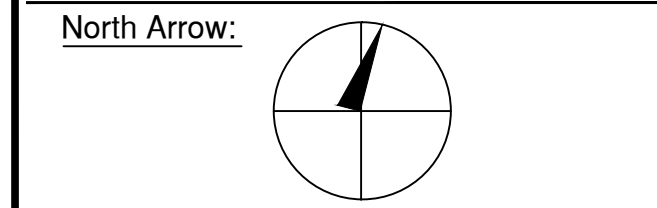
STRUCTURAL ENGINEER

PROJECT ENGINEER

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	See Detail
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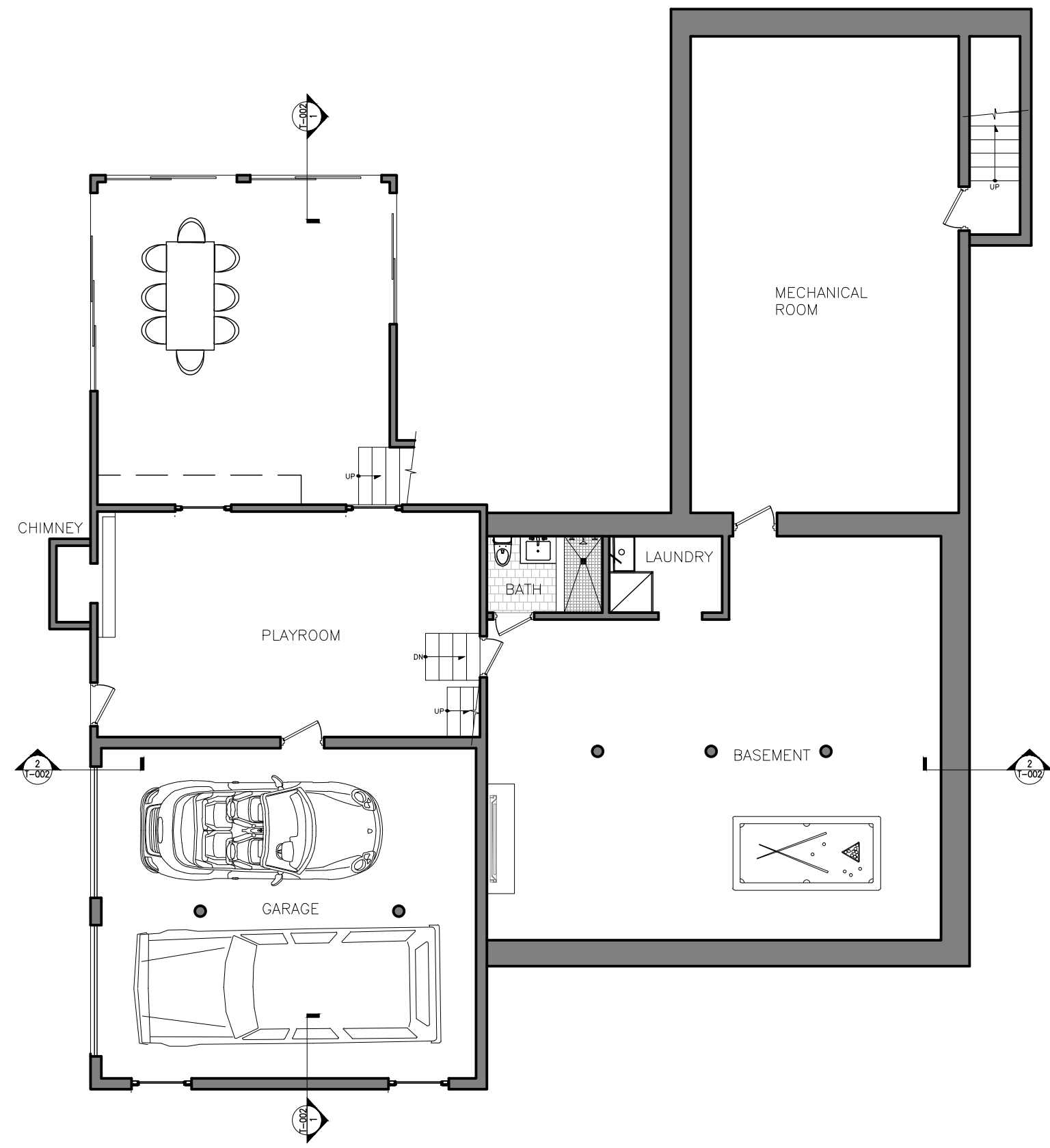
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PROPOSED SITE PLAN

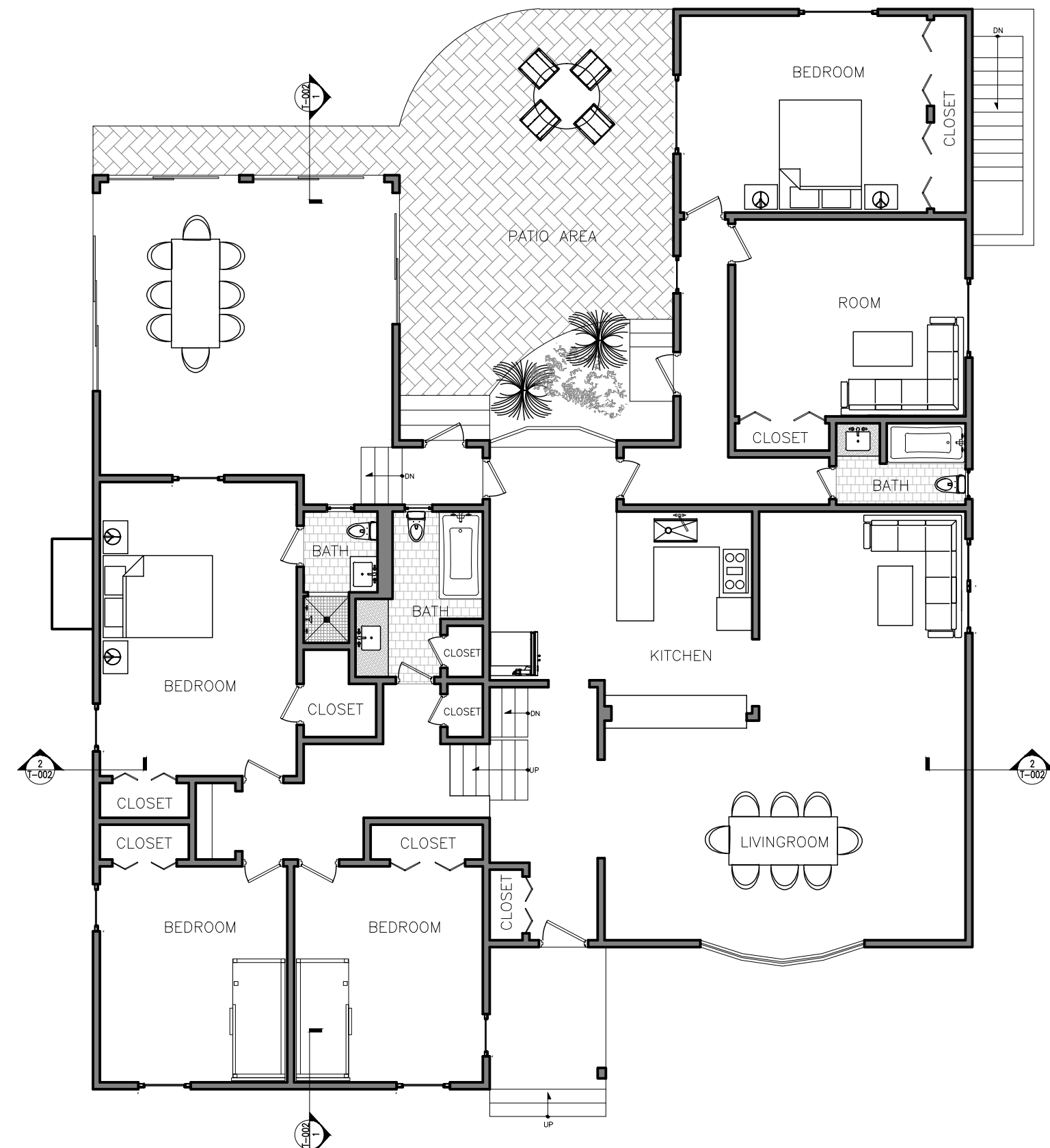
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	PROJECT No: MUNITS 2021
	DRAWING BY: GS
	DWG No:
	CADD No:

ST-003.00

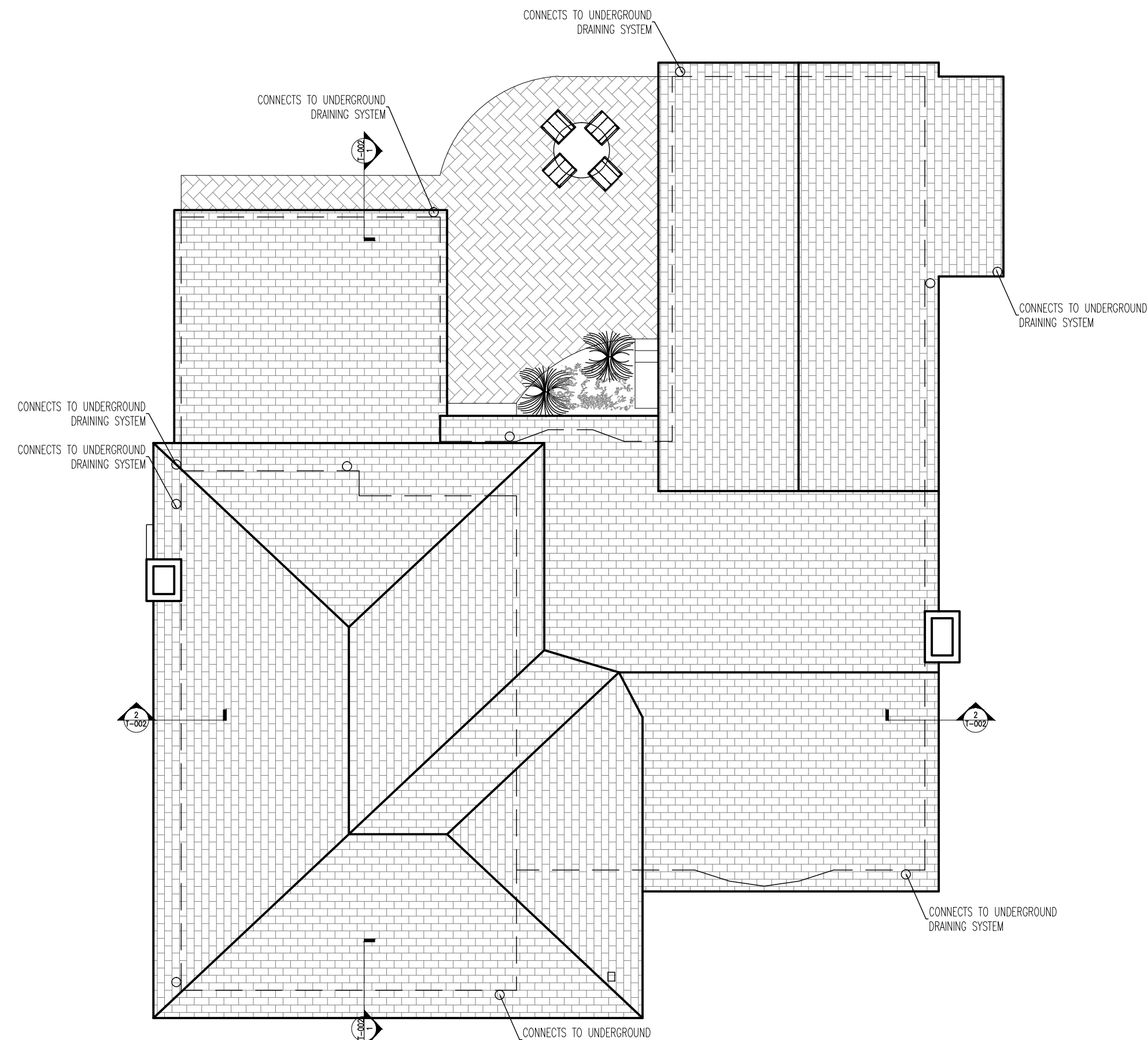
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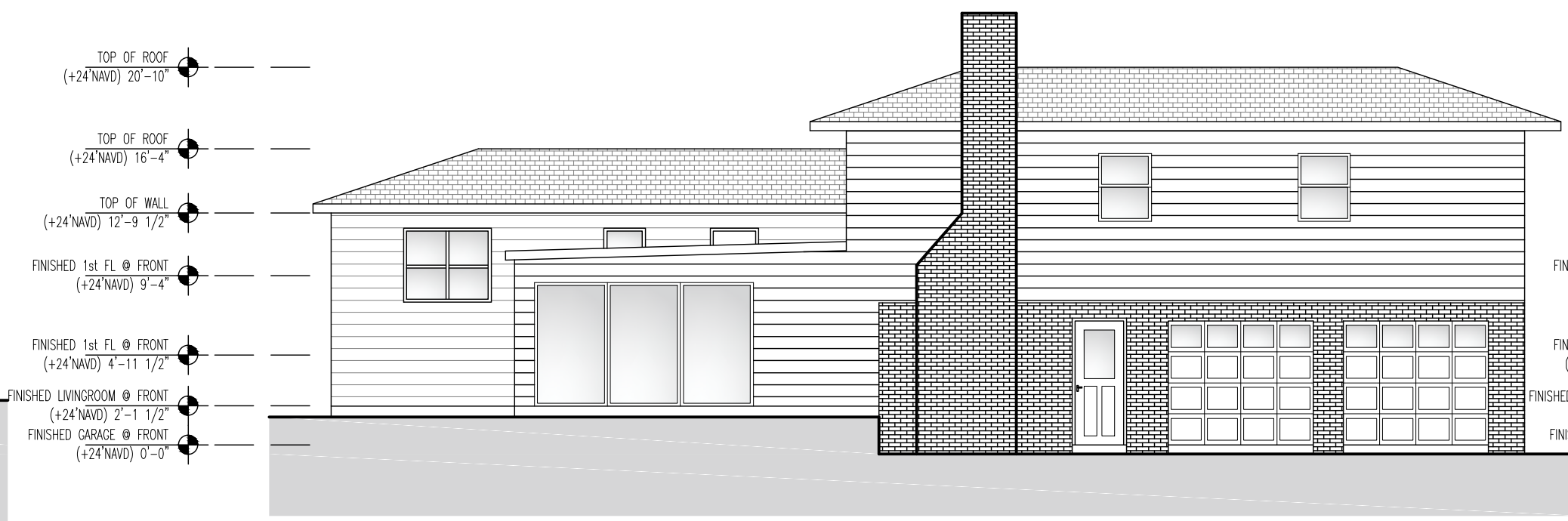
2 Existing First Floor Plan
Scale: 1/8"=1'-0"



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



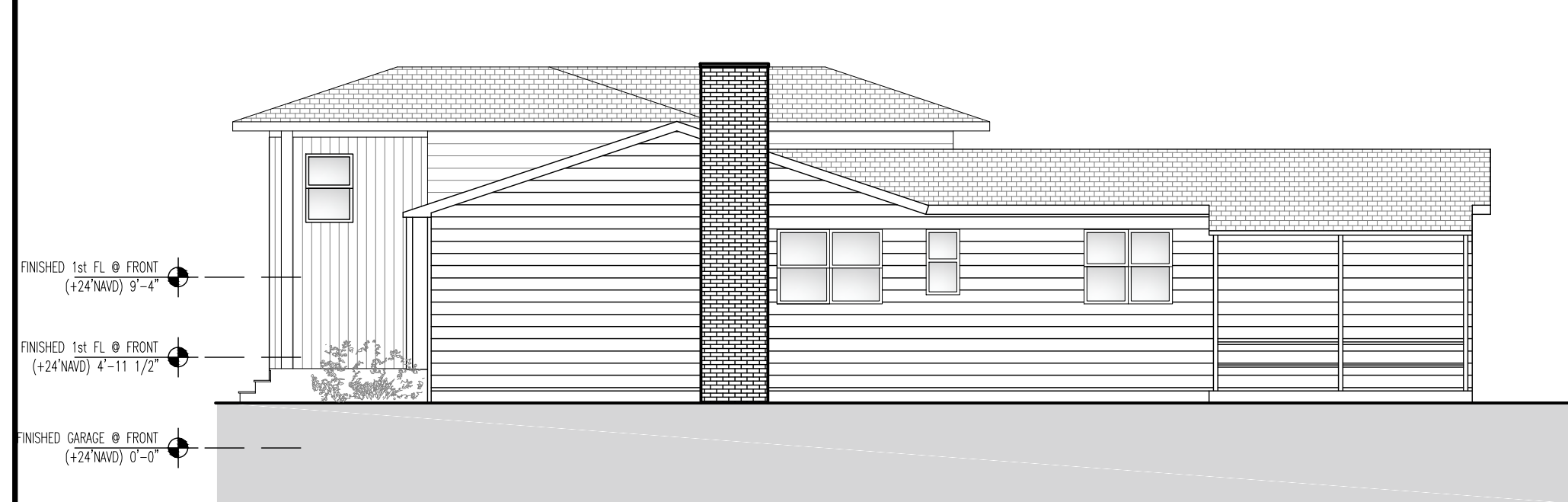
4 Existing Front Elevation
Scale: 1/8"=1'-0"



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



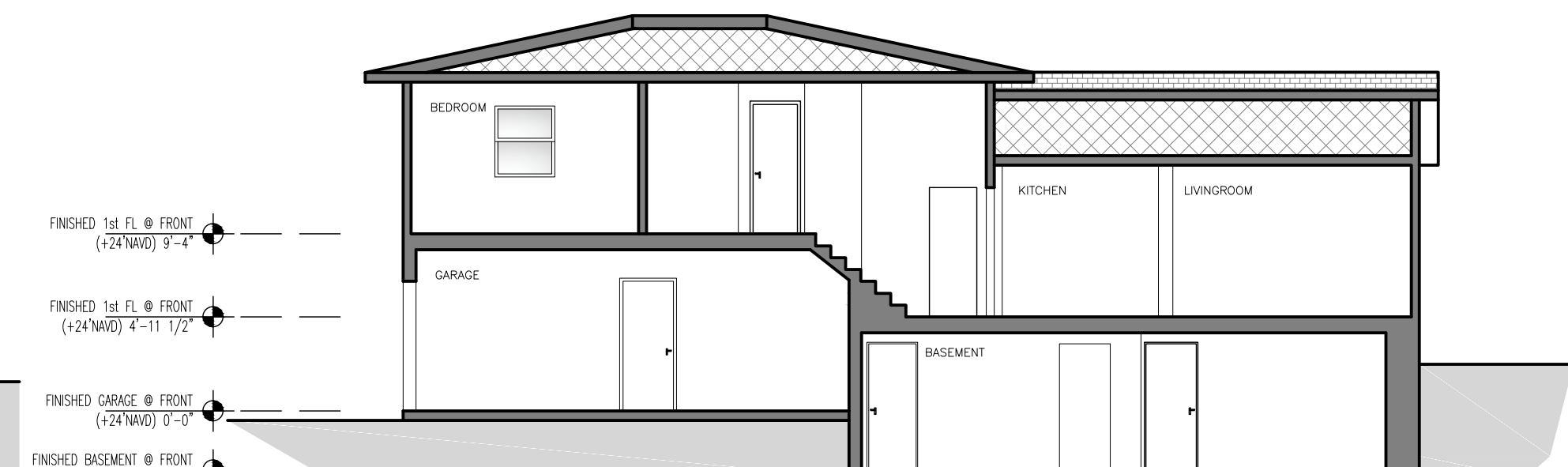
6 Existing Section 1
Scale: 1/8"=1'-0"



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"

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D.O.B CONSULTANT

LANDSCAPE ARCHITECT

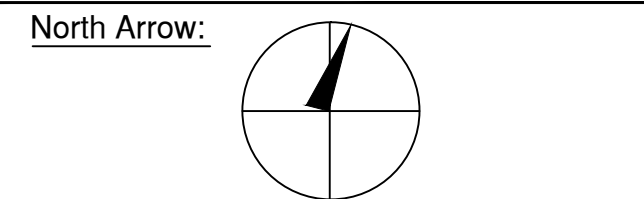
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

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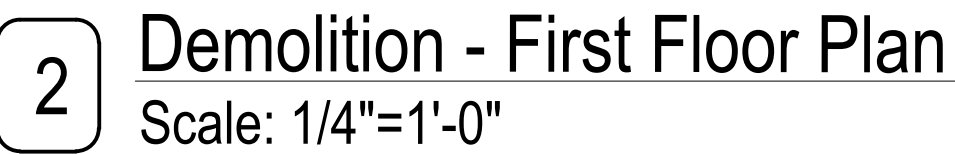
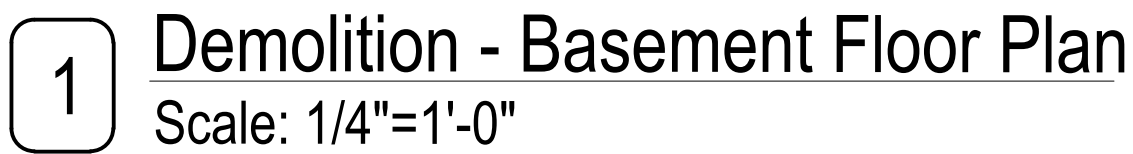
PROJECT:
THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

EXISTING CONDITIONS

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

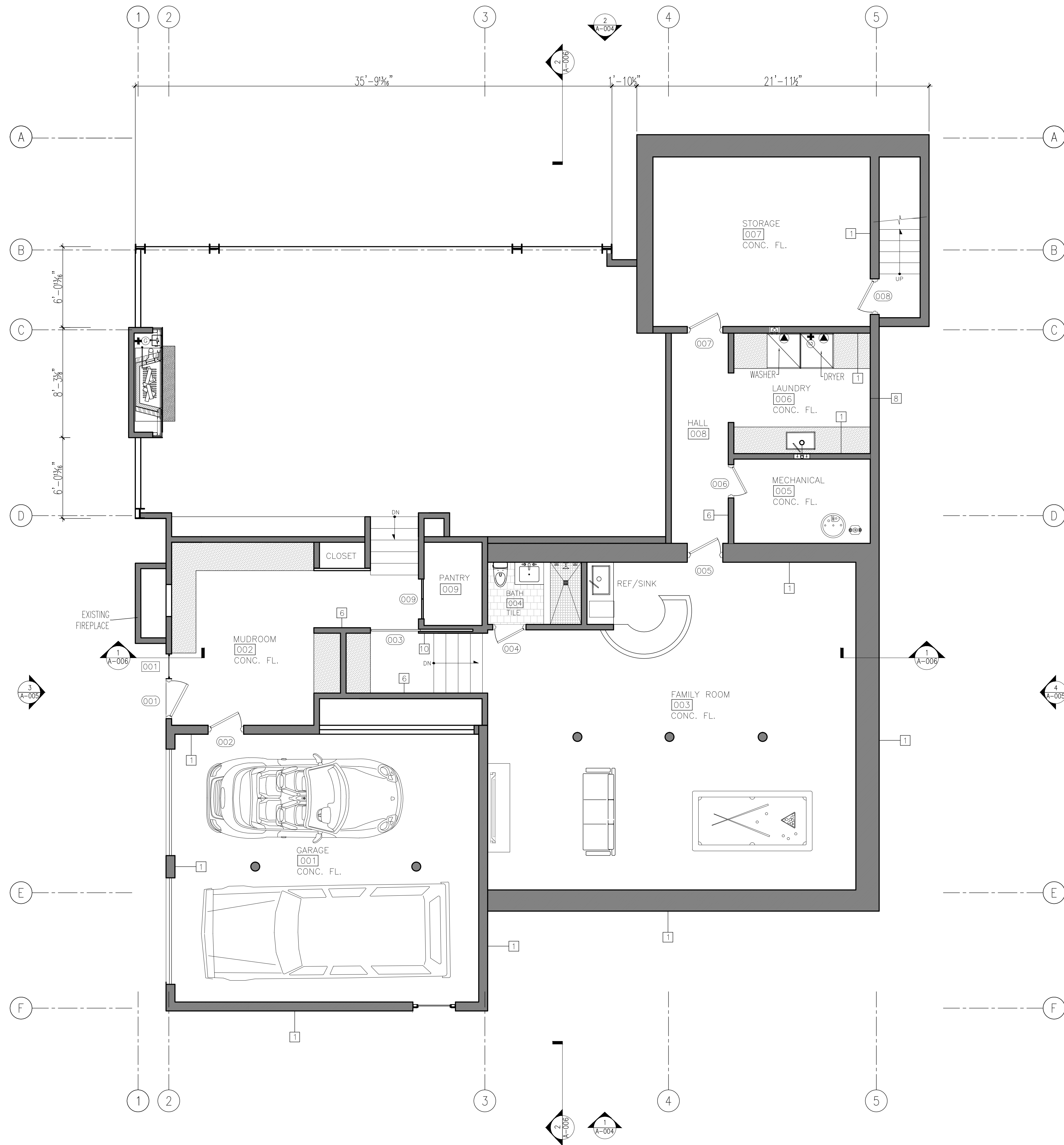
BSCAN:

BSCAN:



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 DEMOLITION WORK AS INDICATED.

BSCAN



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

Project Architect:
GSA
GREGORY SHARP ARCHITECT, P.C.
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

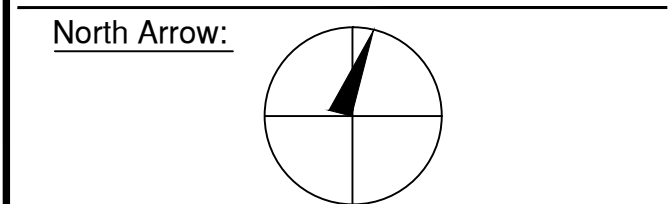
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

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



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DRAWING INFORMATION

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1-14-2020

D.O.B. No. -

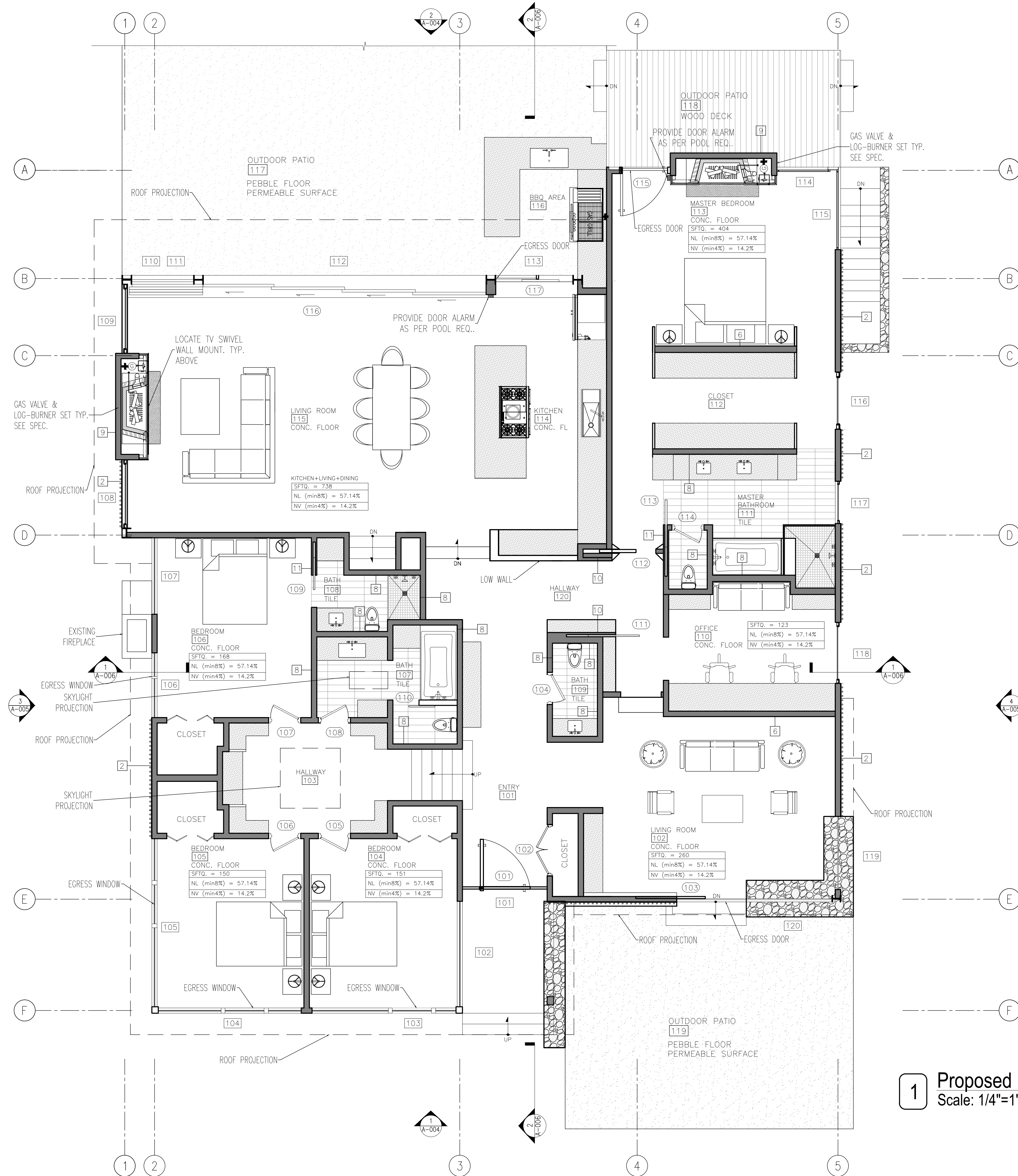
A Remodelation House located in
Dobbs Ferry, NY developed by:
The Munits Residence

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

BASEMENT FLOOR PLAN

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

BSCAN:



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

Project Architect:
GS
GREGORY SHARP ARCHITECT.PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
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DOBBS FERRY, NY 10522
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DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

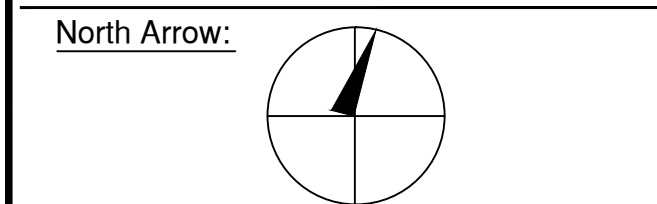
ARBORIST

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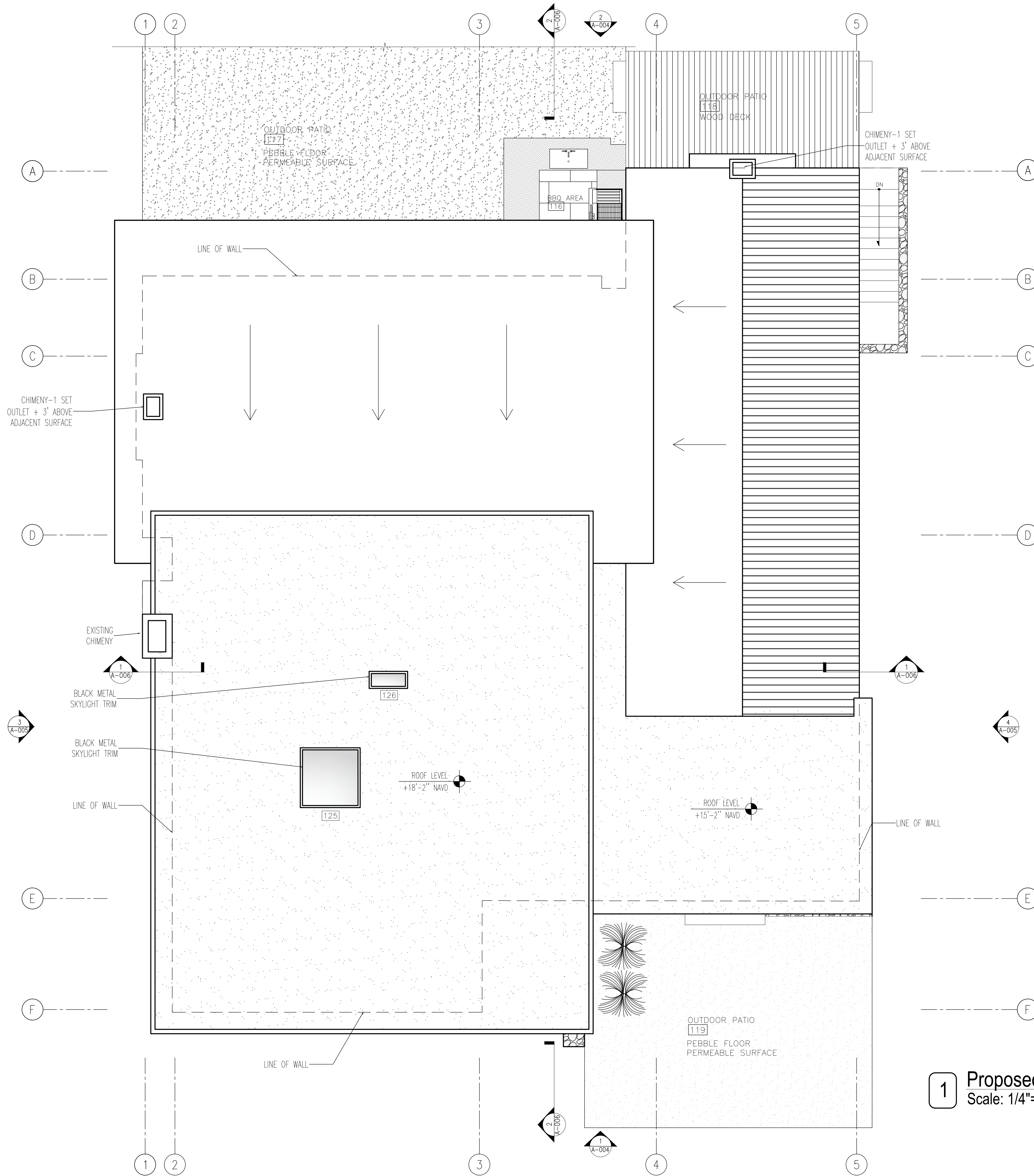
A Remodelation House located in
Dobbs Ferry, NY developed by:
The Munits Residence

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

1ST FLOOR PLAN

SEAL AND SIGNATURE: 	DATE: 1/14/2021 PROJECT No: MUNITS 2021 DRAWING BY: GS DWG No: A-002.00 CADD No:
-------------------------	---

BSCAN:



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

Project Architect:
GS
GREGORY SHARP ARCHITECT, PC
14.5 PALISADE STREET, SUITE 211
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DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

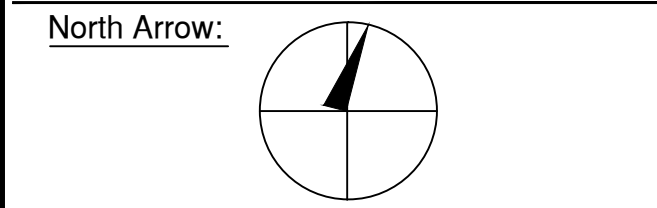
ARBORIST

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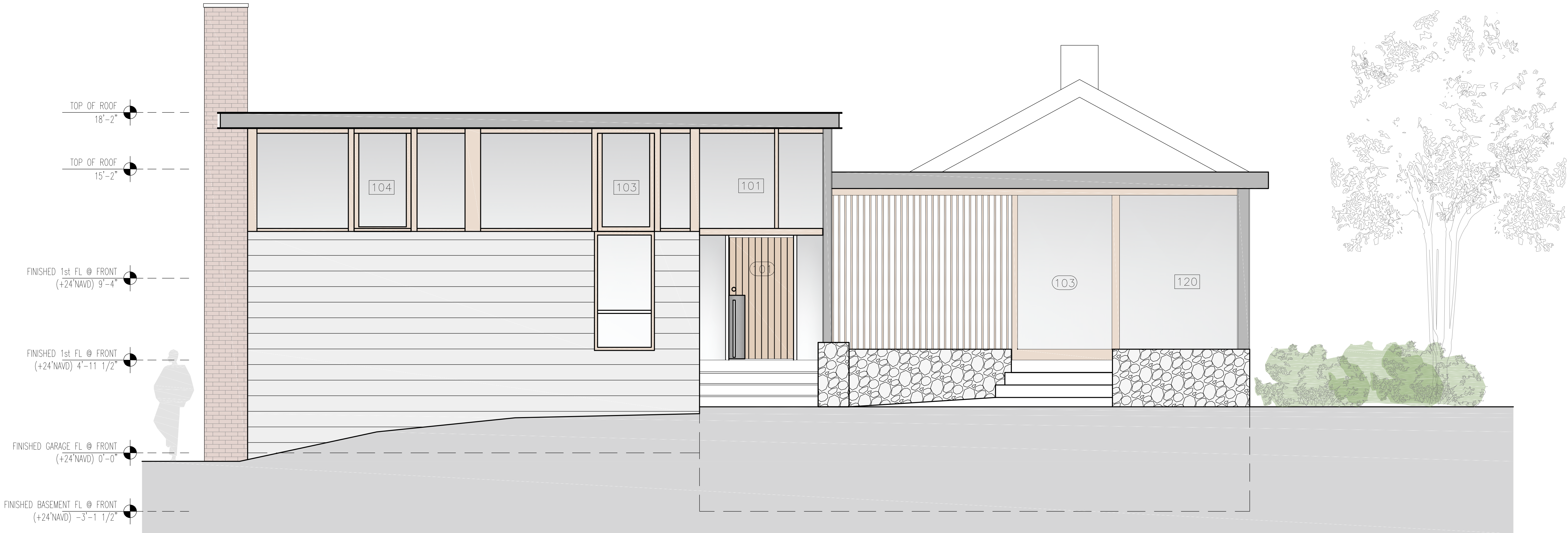
A Remodelation House located in
Dobbs Ferry, NY developed by:
The Munits Residence

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

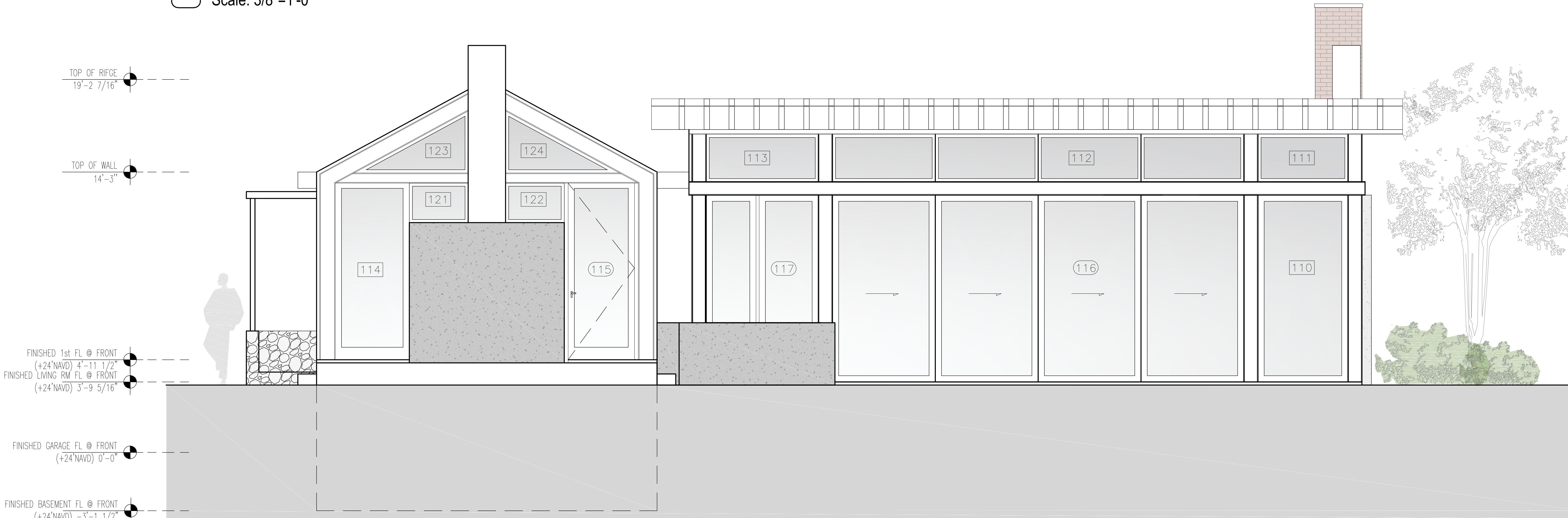
ROOF FLOOR PLAN

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

BSCAN:



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
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LANDSCAPE ARCHITECT

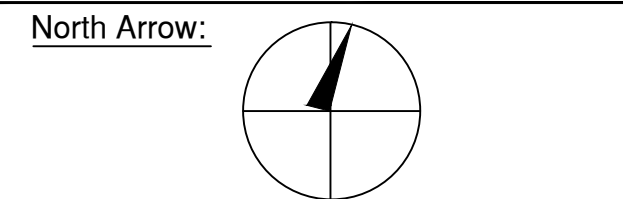
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

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



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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	
	CHECK BY:		
	DWG No:	A-004.00	
BSCAN:		CADD No:	



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



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

Project Architect:
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GREGORY SHARP ARCHITECT, PC
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D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND

Interior Elevation

Coordination Tag

Door Number

Wall Type

Elevation Target

Revision

See Detail

Elevation

Section Cut

Window Number

North Arrow:

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A Remodelation House located in
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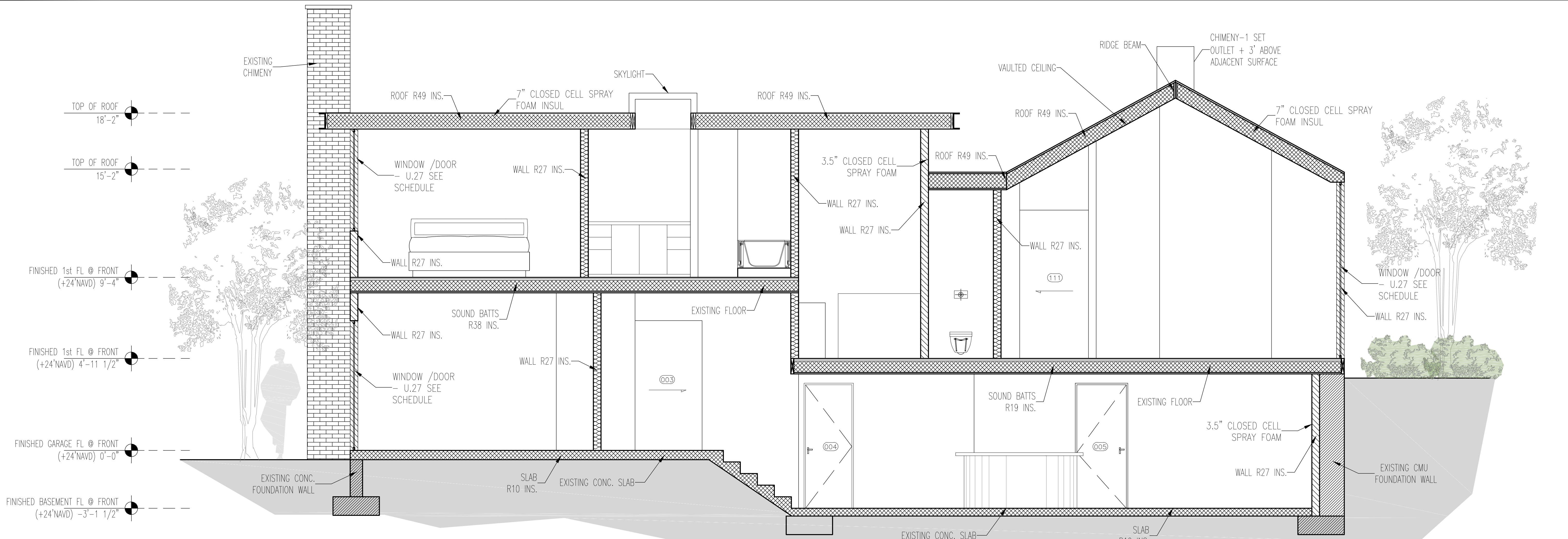
PROJECT:
THE MUNITS RESIDENCE
11 MYRTLE AVENUE,
DOBBS FERRY, NY 10522

ELEVATIONS

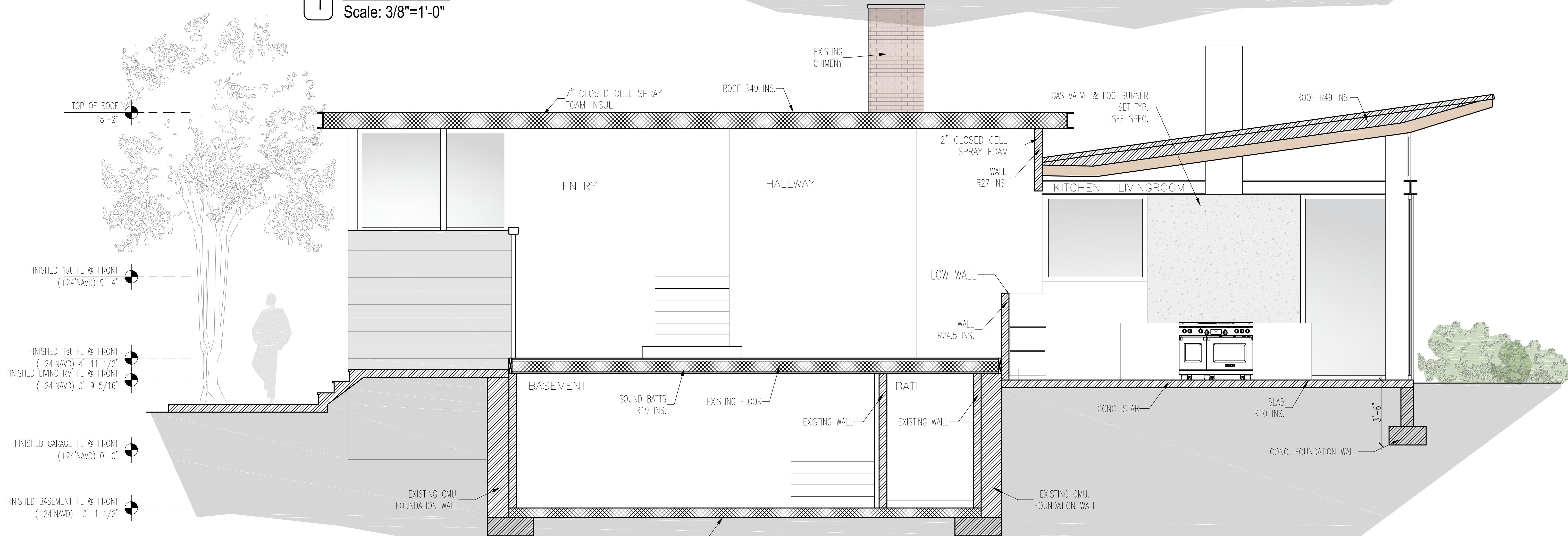
SEAL AND SIGNATURE:

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:
GSA
GREGORY SHARP ARCHITECT, PC
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D.O.B CONSULTANT

LANDSCAPE ARCHITECT

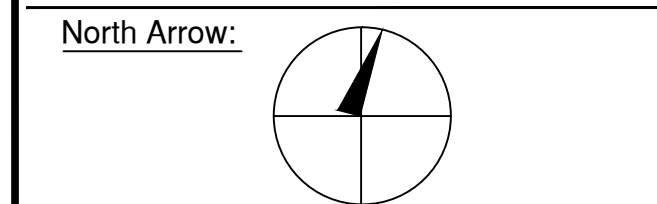
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

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



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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

SECTIONS

SEAL AND SIGNATURE:	DATE: 11/4/2021
	PROJECT No: MUNITS 2021
	DRAWING BY: GS
	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
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DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

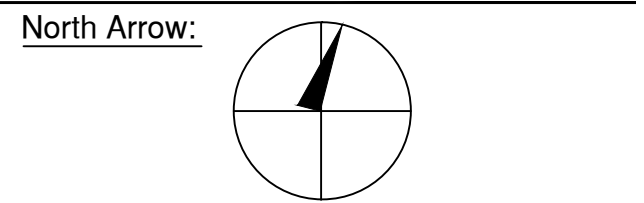
STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND

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



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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

PERSPECTIVES

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

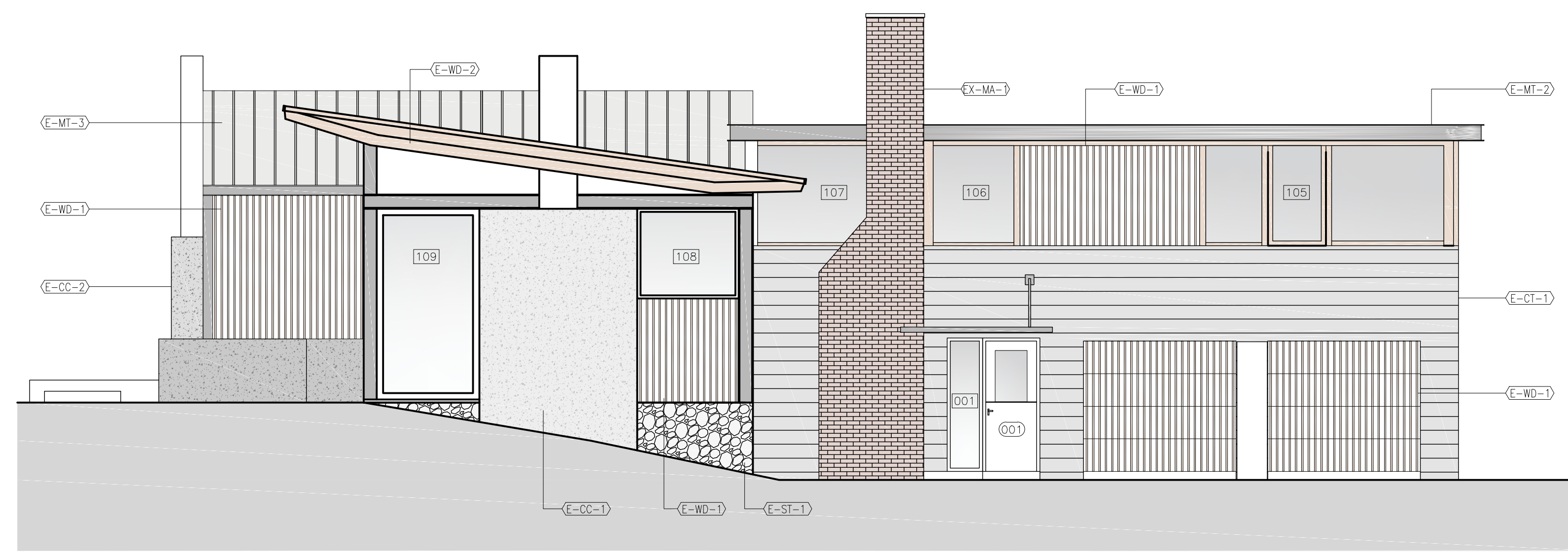
BSCAN:



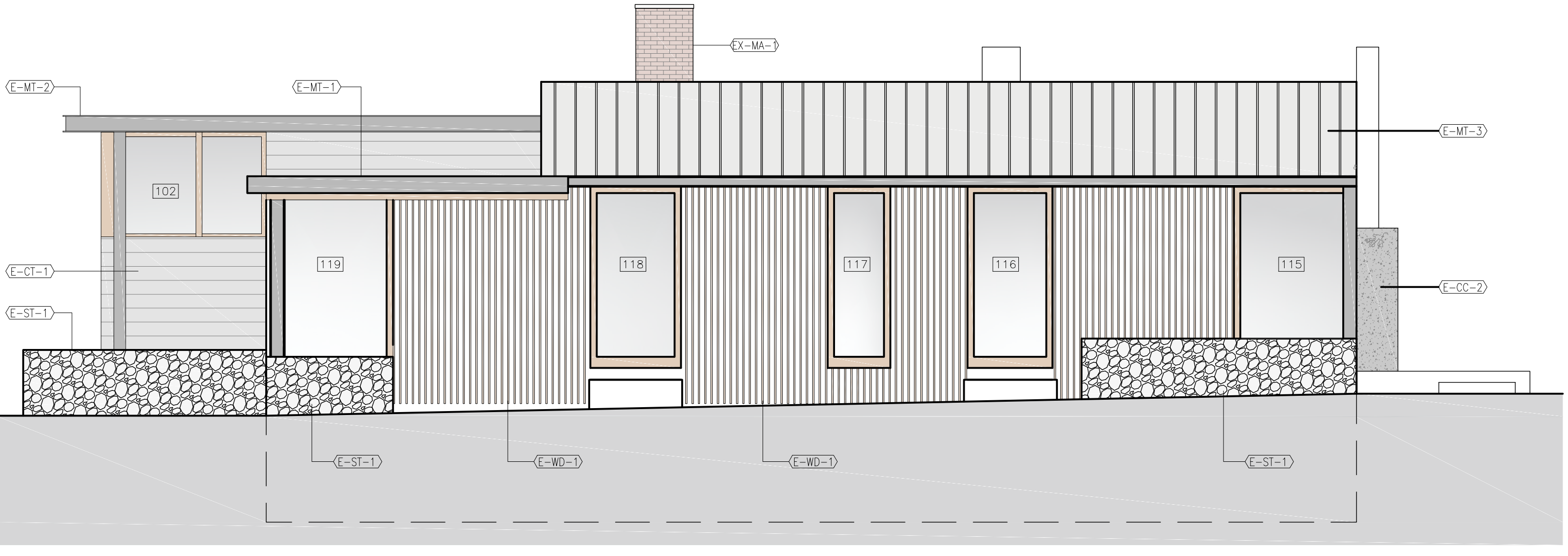
1 Proposed Front Elevation
Scale: 3/8"=1'-0"



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

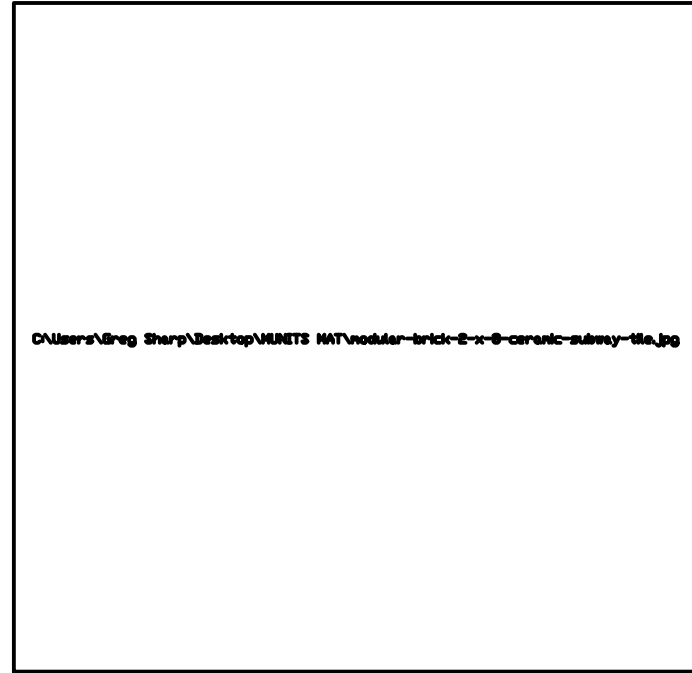


2 Proposed Side Elevation
Scale: 3/8"=1'-0"



4 Proposed Side Elevation
Scale: 3/8"=1'-0"

EX-MA-3 EXISTING BRICK CHIMNEY



E-MT-1 BLACK ALUMINUM FACIA



E-WD-1 DECORATIVE WOOD SCREEN SIDING



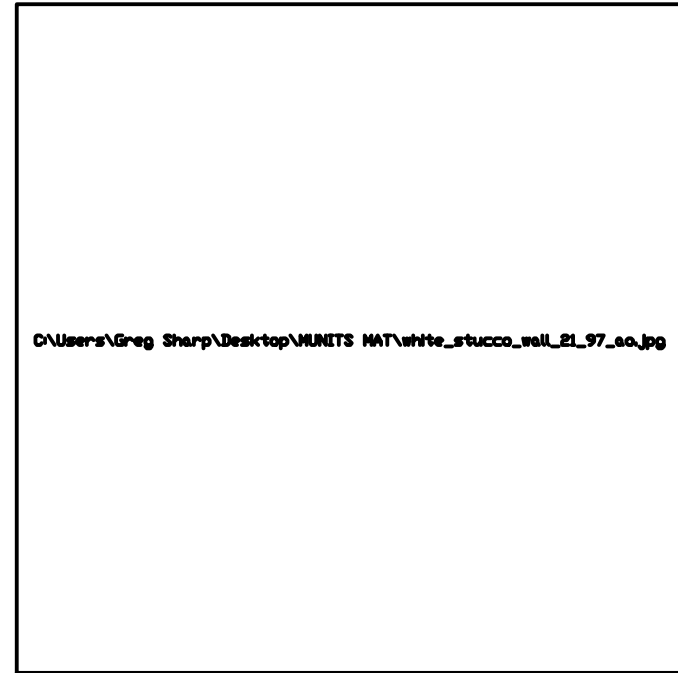
E-WD-2 WOOD BEAM 3.5X12"



E-ST-1 NEW DRY STACK STONE ON WALL



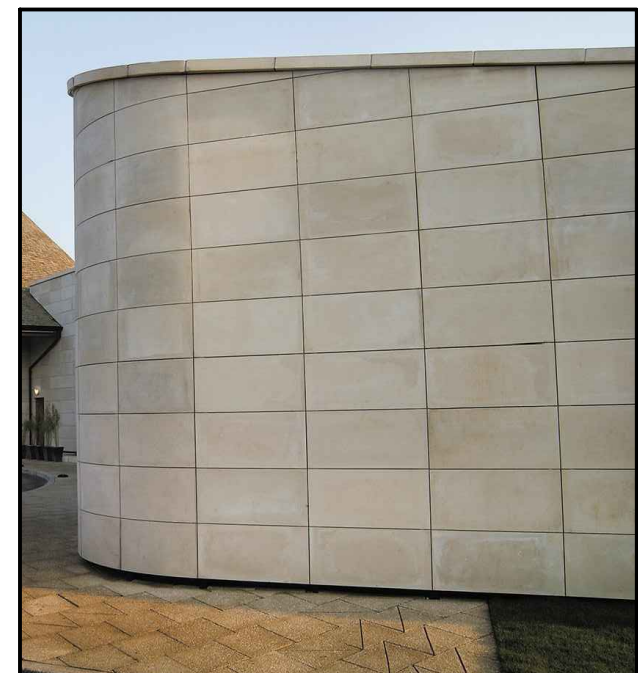
E-CC-1 WHITE STUCCO FINISH



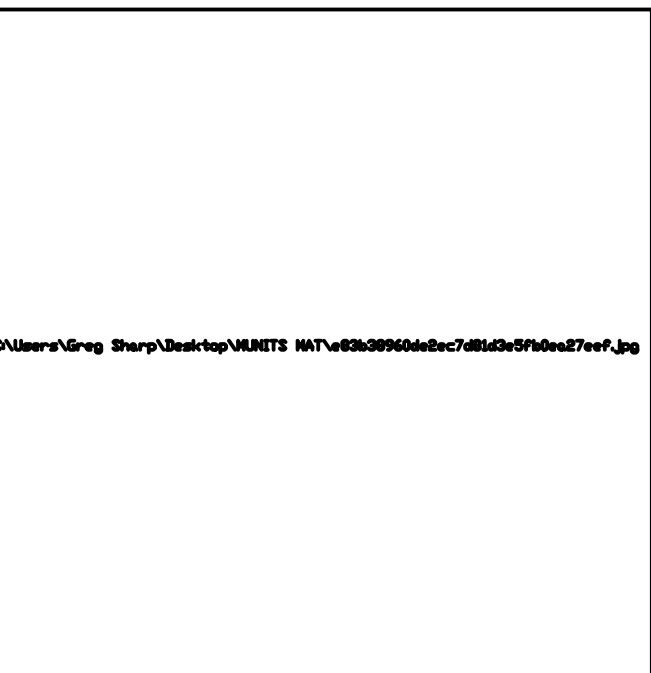
E-CC-2 GREY STUCCO FINISH



E-CT-1 CLADDING STONE



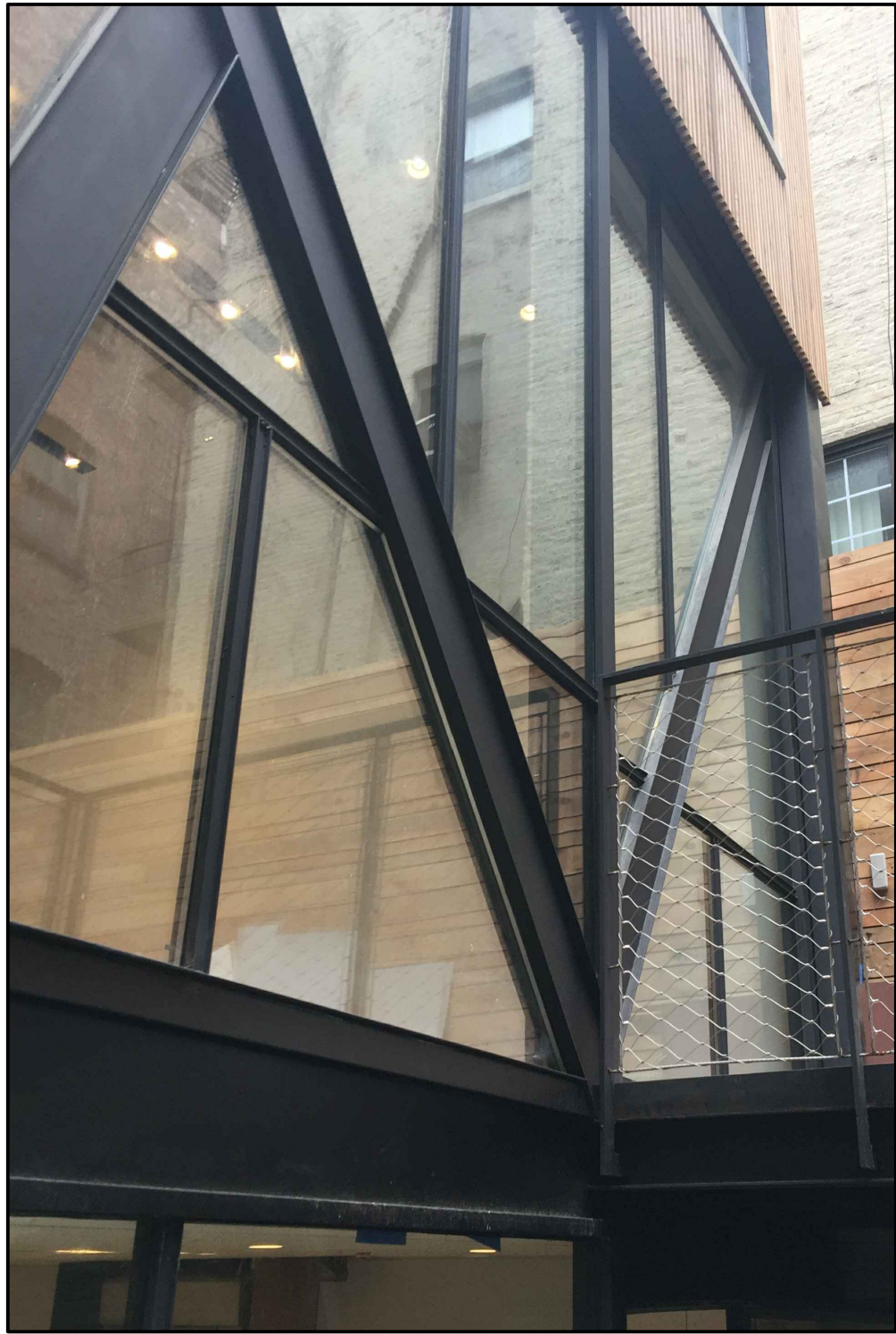
E-MT-3 WEATHERED ZINC STANDING SEAM METAL ROOFING



E-MT-2 STEEL CHANNEL 4"x10" PAINTED BLACK

E-MT-4 STEEL W8X67 PAINTED BLACK

E-MT-5 STEEL CHANNEL 4"x9"



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

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

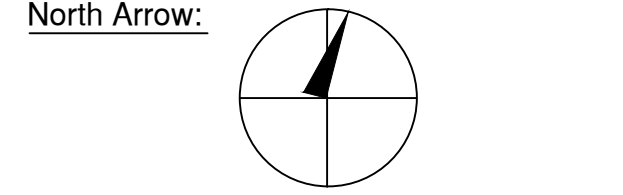
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

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



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DRAWING INFORMATION

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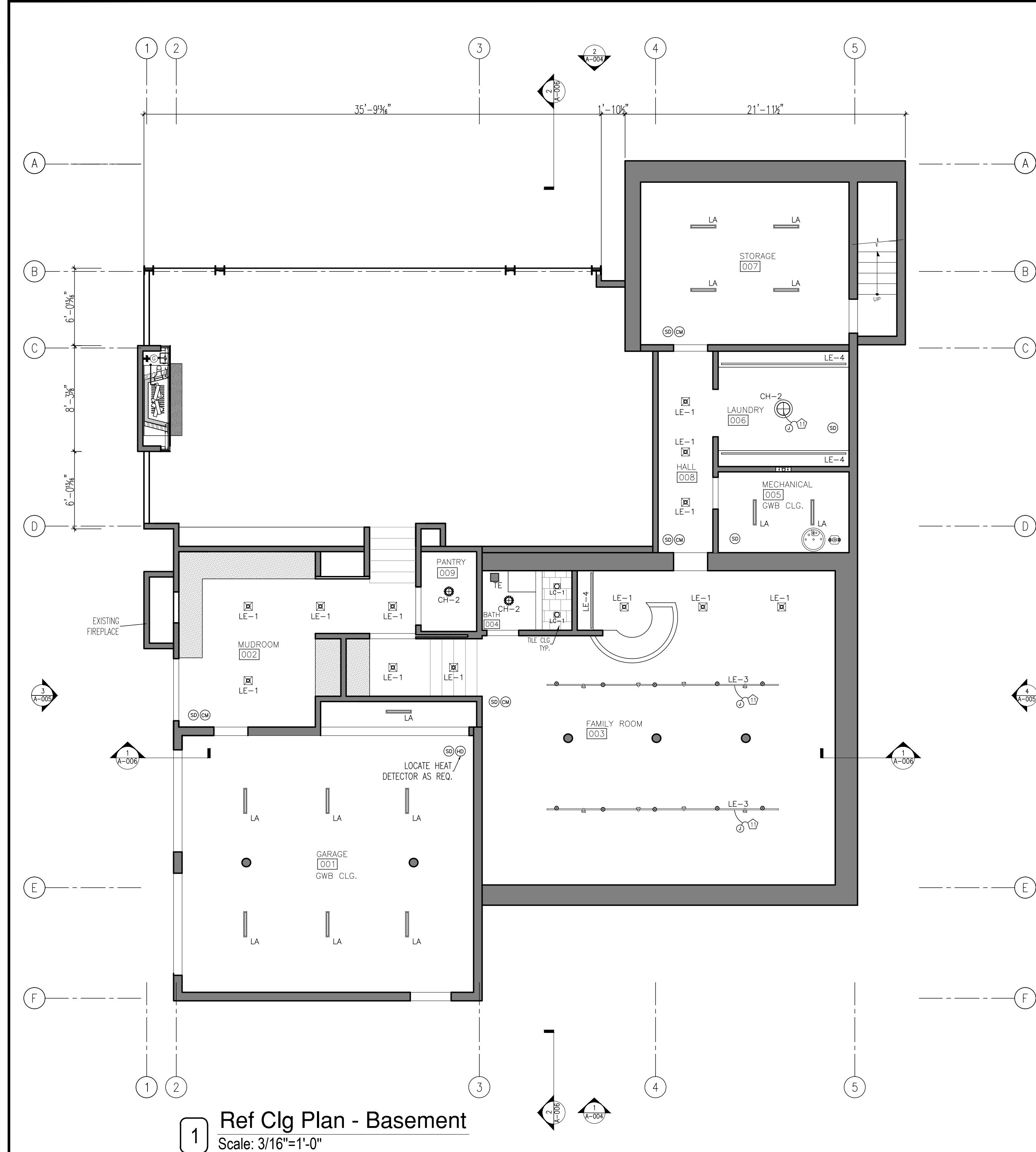
A Remodelation House located in
Dobbs Ferry, NY developed by:
The Munits Residence

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

PROPOSED MATERIALS

SEAL AND SIGNATURE: 	DATE: 1/14/2021
PROJECT No: MUNITS 2021	
DRAWING BY: GS	
DWG No: A-008.00	
CADD No:	

BSCAN:



1 Ref Clg Plan - Basement
Scale: 3/16"=1'-0"

GENERAL NOTES

- UNLESS NOTED OTHERWISE ON DRAWINGS, OR UNLESS DIRECTED OTHERWISE BY ARCHITECT, OR DUE TO UNFORESEEN CONDITIONS AT THE TIME OF INSTALLATION, ALL ELECTRICAL OUTLET DEVICES AND CONTROLS SHALL BE INSTALLED AT THE HEIGHTS SHOWN.
- THE PLATES OF ALL WALL SWITCHES, KEYPADS, VACUUM INLETS, AND CONVENIENCE OUTLETS ON GYPSUM BOARD, WOOD PAINTED WHITE, OR CORIAN SHALL BE WHITE AS MANUFACTURED BY LEVITON "DECORA" LINE OR AN APPROVED EQUAL.
- ALL DEVICES LISTED ABOVE AND FLOOR OUTLETS AND PLUG MOLDS ON SURFACES OTHER THAN GYPSUM BOARD, WOOD PAINTED WHITE, OR CORIAN SHALL BE BRUSHED CHROME/STAINLESS STEEL AS MANUFACTURED BY LEVITON "DECORA" LINE OR AN APPROVED EQUAL.
- ALL OUTLETS AND SWITCHES SHOWN IMMEDIATELY ADJACENT TO ONE ANOTHER SHALL BE COVERED WITH A SINGLE PLATE.
- "A.F.F." NOTATION IS MEASUREMENT FROM FINISHED FLOOR TO CENTERLINE OF LAMP.
- ALL SWITCHES, OUTLETS, SMOKE DETECTORS OR ANY OTHER ELECTRICAL DEVICES NOT INDICATED ON PLAN BUT REQUIRED BY THE GOVERNING CODE SHALL BE IN CONTRACTOR'S BID AND ARCHITECT NOTIFIED OF LOCATIONS BEFORE INSTALLATION.
- ANY ELECTRICAL DEVICES NOT SPECIFIED ON THE DRAWINGS THAT ARE NECESSARY FOR THE FIXTURES TO WORK PROPERLY MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND BE INCLUDED IN THE CONTRACTOR'S BID.
- ALL EXTERIOR CONVENIENCE OUTLETS SHALL BE MOUNTED FLUSH IN WALL, PAINTED TO MATCH SIDING, AND MANUFACTURED BY ARINGTON INDUSTRIES MODEL "LOW PROFILE IN BOX FOR NEW CONSTRUCTION" OR APPROVED EQUAL.
- ALL FLUSH FLOOR DUPLEX CONVENIENCE OUTLETS SHALL BE THOMAS & BETTS B121BSS WITH STAINLESS STEEL COVER, AS MANUFACTURED BY CARLON, OR AN APPROVED EQUAL. REMOVE CARPET FLANGE.

Lighting Schedule

LIGHTING FIXTURES BY OWNER.
PROVIDE INSTALLATION AND COORDINATION ONLY.

COUNT	SYMBOL	DESCRIPTION
35	LE-1	DECORATIVE RECESSED TRIMLESS 1-LIGHT LED
4	LE-2	DECORATIVE RECESSED TRIMLESS 2-LIGHT - LED
6	LC-1	DECORATIVE RECESSED TRIM WET AREA - LED
9	LE-4	LED STRIP UP/DN-COVE, MILL AND COUNTER
5	CH-1	CHANDELIER
5	CH-2	SURFACE MOUNTED FIXTURE OR PENDANT
2	WS	DECORATIVE WALL SCONCE
0	WS1	DECORATIVE WALL SCONCE
0	LED LIGHT - FIXTURE BOX 4"x6"x6"	
0	LANDSCAPING PLANTER LIGHTS	
10	LA	INTERIOR - UTILITY LIGHTS
0	CL	INTERIOR - CLOSET LIGHTS
6	LE-SL	SLOPED INSTALL RECESSED TRIMLESS - LED
0	EX-3	EXTERIOR - LED-MULTI LIGHT BOX - DARK SKY
10	EXL-1	EXTERIOR - LED-FLOOD LIGHTS - DARK SKY

Legend

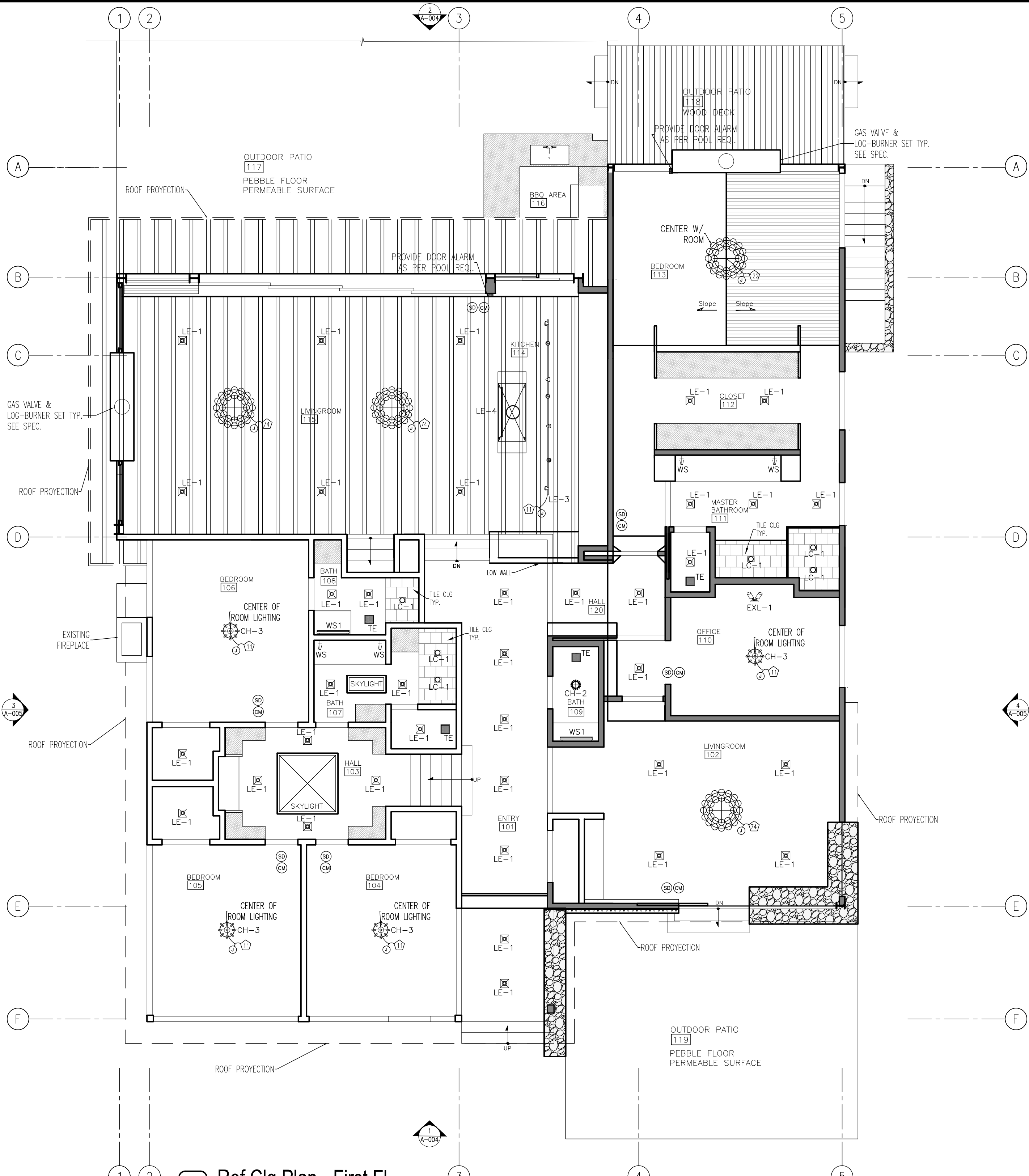
ELECTRICAL SYMBOLS

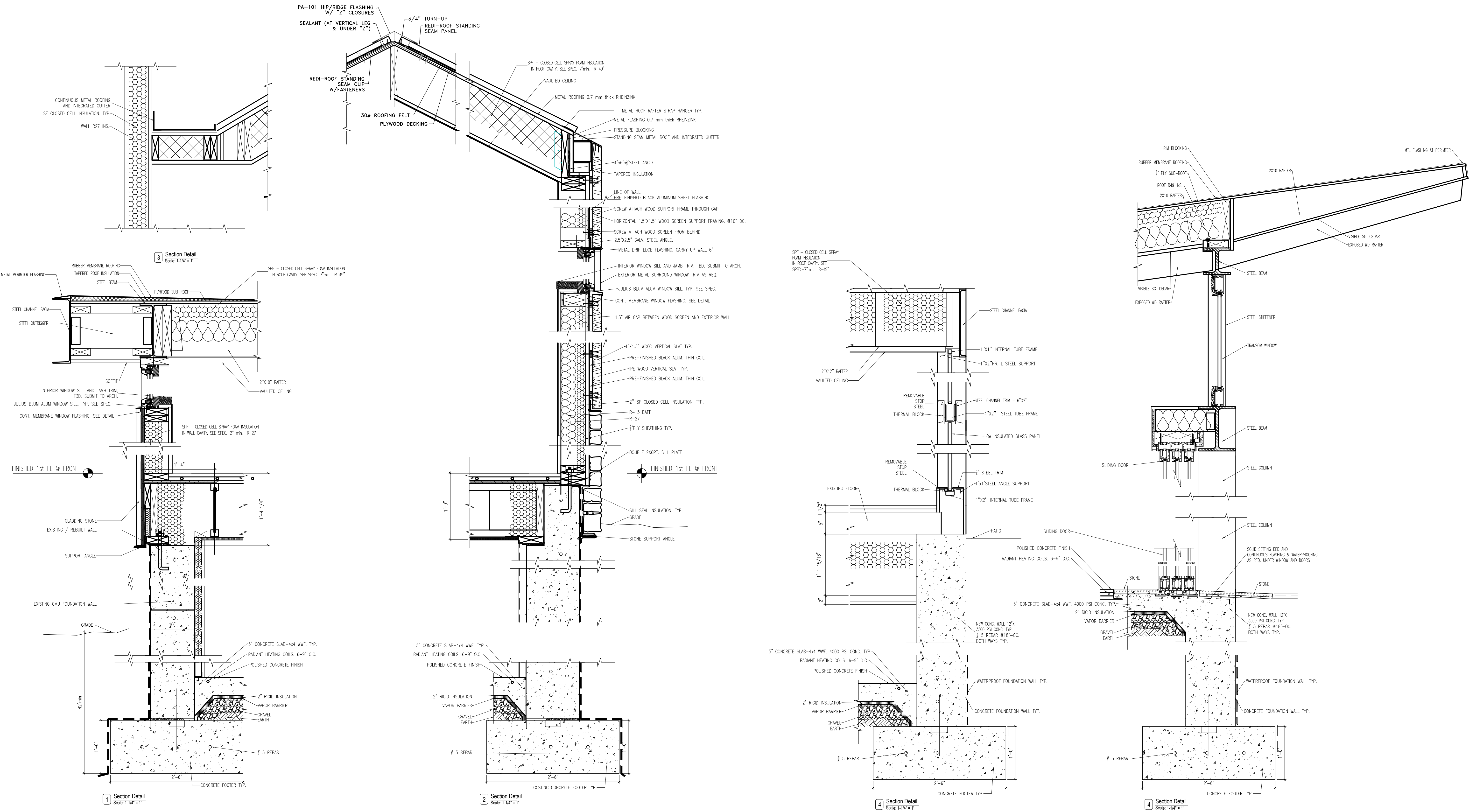
SYMBOL	DESCRIPTION
LKP	LIGHTING KEYPAD
VPI	VIDEO PHONE INTERCOM
SJR	STRUCTURED JACK
TSP	AUDIO VISUAL TOUCHPANEL
K	SECURITY KEYPAD
EL	ELECTRONIC LOCK - LOW VOLTAGE -(1) 18/4 WIRE
INT	INTERIOR INTERCOM (AUDIO ONLY) 60" AFF U.O.N. (2) CAT5 WIRES.
ENT	ENTRY INTERCOM (3) 18/6 WIRES. (1) SIAMESE WIRE & (2) CAT5 WIRES. MOUNTED ON WALL 60" AFF U.O.N.
RP-CR	KEYPAD/CARDREADER-(2) 18/6 WIRES & (2) CAT5 WIRES MOUNTED ON WALL 60" AFF U.O.N.
SPK	SPEAKER
LWS	LUTRON MOTORIZED SHADE
SUB	SUB WOOFER
1	NUMBER CORRESPONDS TO LIGHTING CONTROL ZONE
TE	TOILET EXHAUST FAN
RE	RECESSED CEILING
CS	COMBINED SMOKE AND CARBON MONOXIDE DETECTOR AUDIBLE AND VISUAL HARDWARE CONNECTED.TYP IN COMPLIANCE WITH 1107/04. SEE SPEC.
SA	SECURITY ALARM SYSTEM
DS	DOOR ACTIVATED SWITCH
SP	SPRINKLER HEAD

NOTES

- PROVIDE ALL STRUCTURE, BLOCKING, AND FIREPROOFING, LABOR AND MATERIALS REQUIRED TO ACCEPT ALL FINISHES; ALL PUMING WORK, HVAC VENTING, INSTALLATION OF ALL MECHANICAL EQUIPMENT AND ELECTRICAL FIXTURES ETC.
- PROVIDE SMOKE DETECTORS AS PER BUILDING CODE
- PROVIDE CARBON MONOXIDE DETECTORS AS PER BUILDING CODE
- ALL NEW FIXTURES COORDINATE WITH ARCHITECT. / FIXTURES BY OWNER
- COORDINATE SWITCHING WITH ARCHITECT. - VIF
- LOCATE TRANSFORMERS ABOVE CEILING OR IN COVE AS INDICATED BY THE ARCHITECT
- SMOKE AND CARBON MONOXIDE DETECTOR/AUDIBLE AND VISUAL HARDWARE CONNECTED.TYP IN COMPLIANCE WITH NYS RESIDENTIAL CODE SECT.-314, AND NYS. FIRE CODE SECT.-915

(SD) (CM)





Project Architect:
GSA
GREGORY SHARP ARCHITECT, PC
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D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

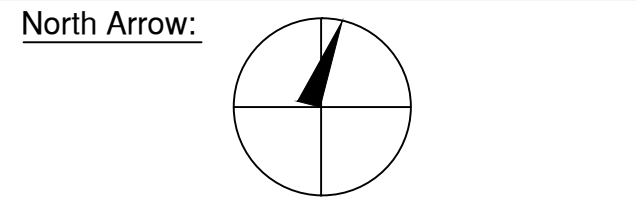
STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND

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



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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

CONSTRUCTION DETAILS

SEAL AND SIGNATURE: 	DATE: 1/14/2021
PROJECT No: MUNITS 2021	
DRAWING BY: GS	
DWG No:	
CADD No:	
A-010.00	

BSCAN: