

NOT FOR CONSTRUCTION

GIGLIO RESIDENCE

79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522

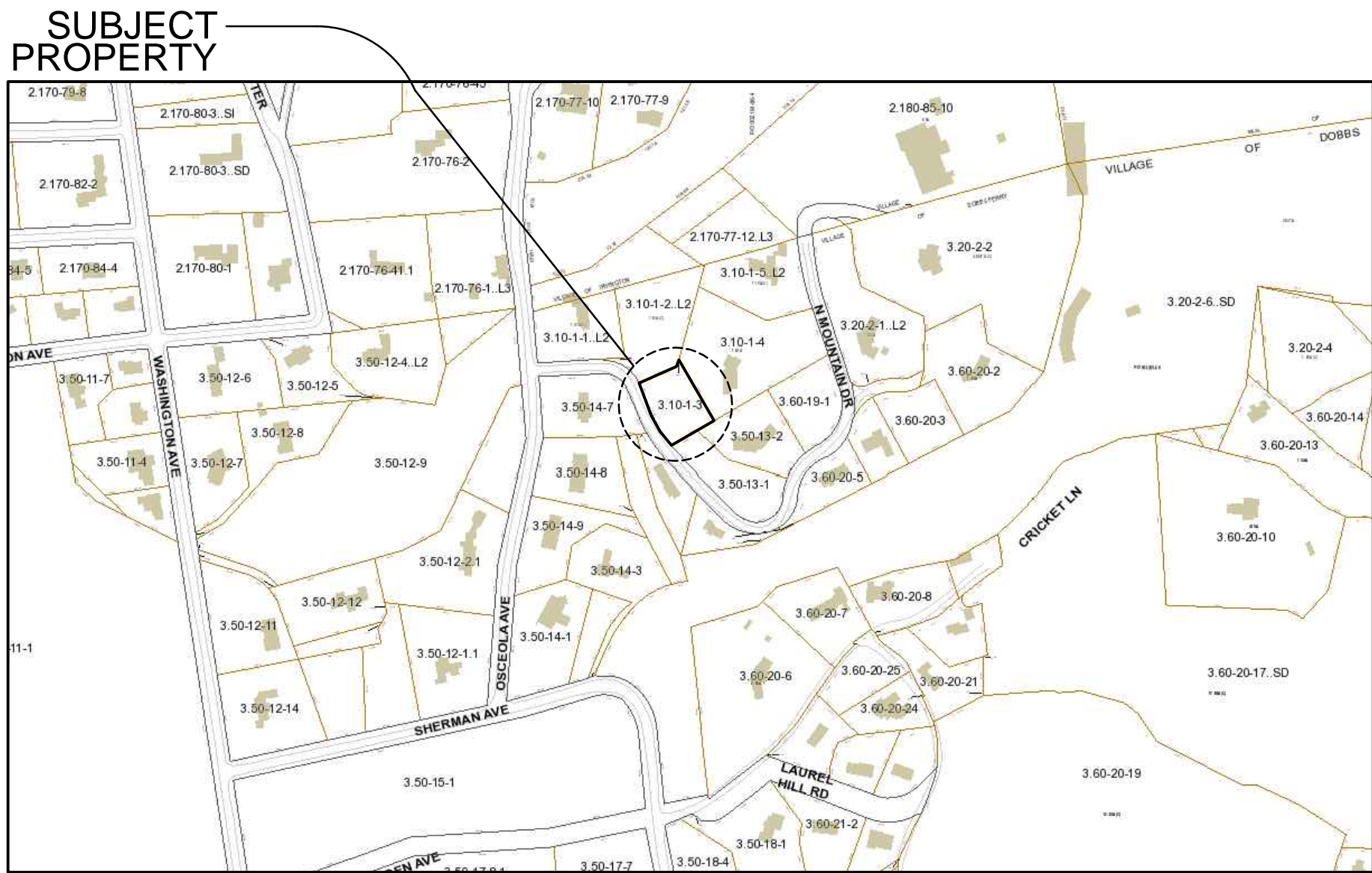
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY (RCNY ONLY)	SUBJECT TO DAMAGE FROM			CLIMATE ZONE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 LBS / SQ.FT.	*SPECIAL WIND REGION	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	4A	YES	*FIRM COMMUNITY PANEL MAP NUMBER 36119C0261F EFFECTIVE DATE: 9/28/2007	2000	51.6

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

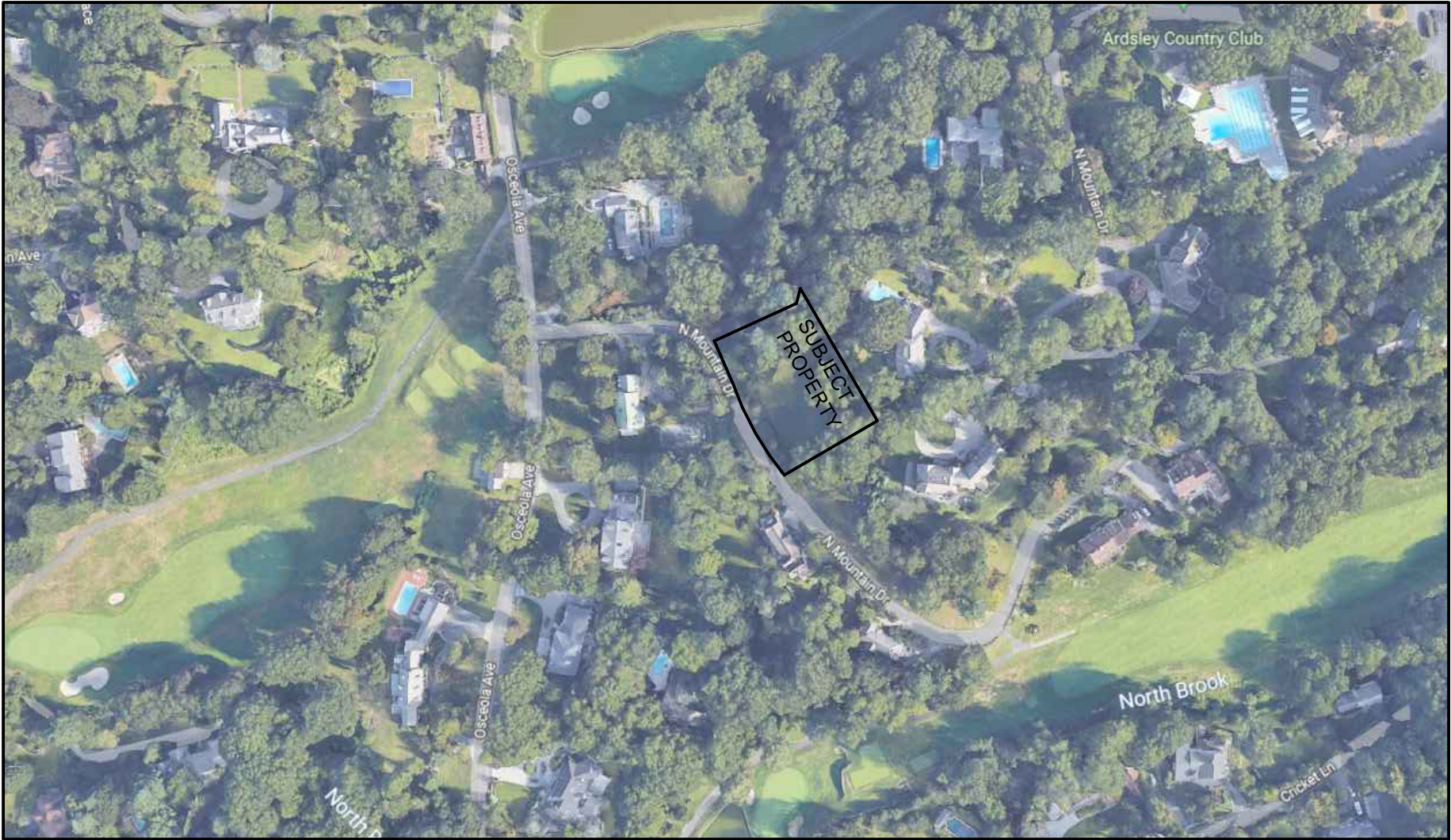
** State if applicable. For flood hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available on the FIRMA web site http://www.floodmap.floodsimple.com/

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS										
CLIMATE ZONE	FENESTRATION U - FACTOR	SKYLIGHT U - FACTOR	GLAZED FENESTRATION SHGC	CEILING R - VALUE	WOOD FRAME WALL R - VALUE	MASS WALL R - VALUE	FLOOR R - VALUE	BASEMENT WALL R - VALUE	SLAB R - VALUE & DEPTH	CRAWL SPACE WALL R - VALUE
TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
4A	0.27	0.50	0.4	49	20 + 5	15 / 20	30	15 / 19	10 , 4 FT	15 /19
TABLE R402.1.4 EQUIVALENT FACTORS										
4A	0.27	0.50	0.4	0.0026	0.045	0.056	0.033	0.047	0.050	0.042

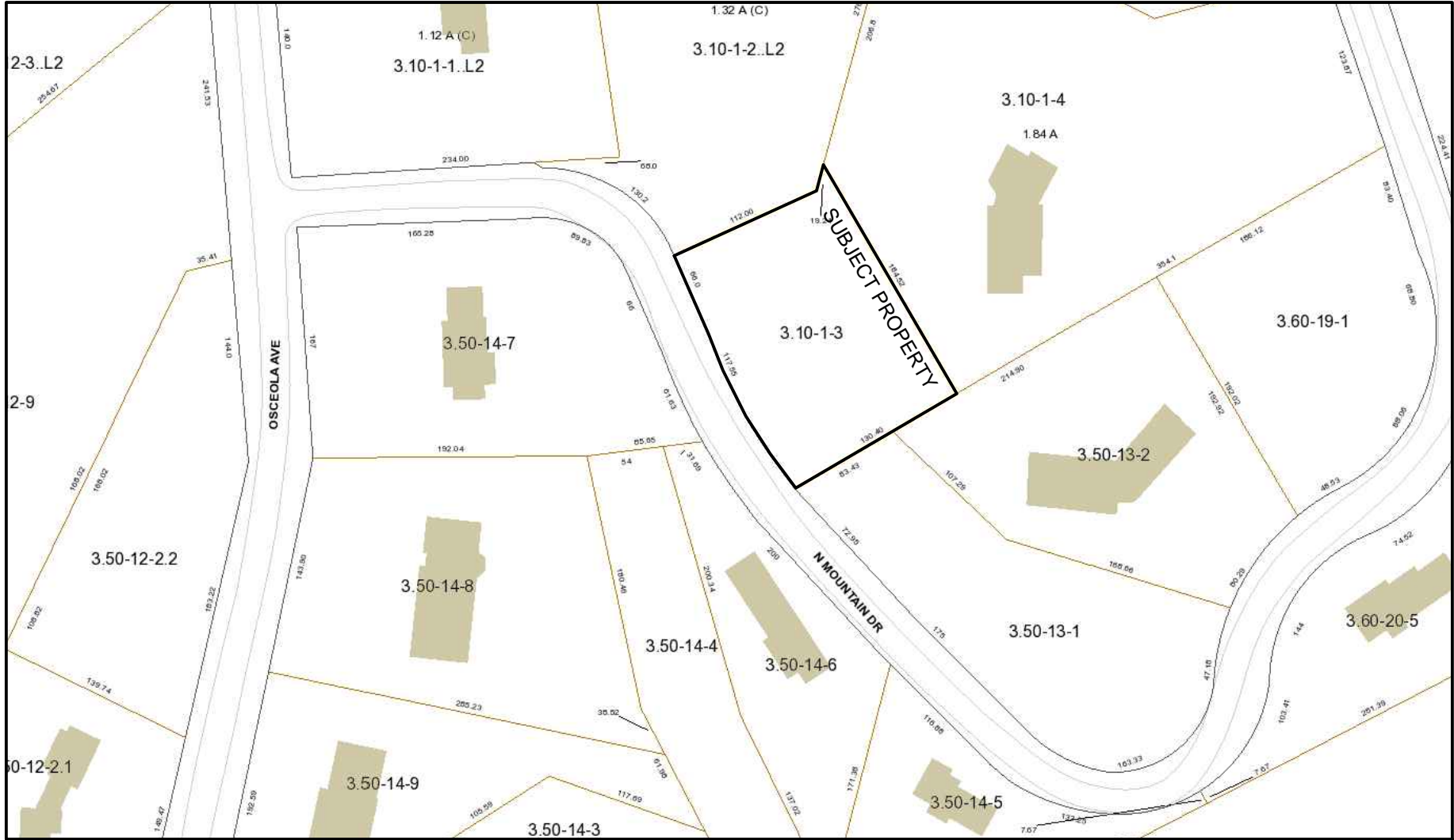
MANUAL J DESIGN CRITERIA						
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING
179	41	7	87	1	68	75
COOLING TEMPERATURE DIFFERENCE		WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY
12		20.4	7.5	72	M	30
						55



SITE LOCATION MAP
NOT TO SCALE



AERIAL LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

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 RESIDENTIAL BUILDING CODE AND NEW YORK STATE STRETCH CODE.

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.

4. ALL MECHANICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.

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 DOCUMENTS, 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 A ONE FAMILY DWELLING.

8. SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLER SYSTEMS AND HVAC UNIT AND DUCTWORK

LIST OF DRAWINGS		FOR ZBA MEETING 09-14-2022	FOR PLANNING BOARD MEETING 11-09-2022	FOR PLANNING BOARD MEETING 01-05-2023
CS	LIST OF DRAWINGS, LOCATION MAPS, AND DESIGN CRITERIA	● 08-24-2022	● 10-13-2022	● 12-19-2022
GN	GENERAL NOTES PROJECT DESIRIP. CONSTR. SEQUENCE			● 12-09-2022
SP - 1.0	PROPOSED SITE PLAN	● 08-24-2022	● 10-13-2022	● 12-08-2022
SP - 1.1	SLOPES ANALYSIS	● 06-15-2022	● 06-15-2022	● 06-15-2022
SP - 1.2	SLOPES ANALYSIS	● 06-15-2022	● 06-15-2022	● 06-15-2022
SP - 1.3	PROPOSED TREE REMOVAL PLAN		● 10-13-2022	● 12-08-2022
SP - 1.4	PROPOSED PERMEABLE PAVING PLAN AND DETAILS			● 12-08-2022
SP - 1.5	PROPOSED GRADING PLAN AND RETAINING WALL DETAILS			● 12-08-2022
SP - 2	PROPOSED FLOOR PLANS		● 10-13-2022	● 10-13-2022
SP - 3	PROPOSED ELEVATIONS		● 10-13-2022	● 10-13-2022
SP - 4	PROPOSED SITE CROSS SECTIONS			● 11-29-2022

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



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



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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO: 2207

GOTHAM DESIGN
AND COMMUNITY
DEVELOPMENT LTD.

329 Broadway
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ISSUED / REVISIONS
REVISED 11-29-2022
LIST OF DRAWINGS
REVISED 12-19-2022
LIST OF DRAWINGS

SHEET TITLE:
COVER SHEET

DATE:
10-13-2022
SCALE:
AS NOTED
DRAWN BY:
SSJ
CHECKED BY:
PRS

CS

PROJECT DESCRIPTION	
1. SEE THIS SHEET	
GENERAL NOTES	
2. THESE NOTES PERTAIN TO THE ATTACHED DRAWINGS.	
3. THESE DRAWINGS, TOGETHER WITH THE SPECIFICATIONS AND CONTRACT FOR CONSTRUCTION, COMPRISE THE CONTRACT DOCUMENTS FOR THIS PROJECT.	
4. THE DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS COMPLEMENTARY. ALL LABOR, MATERIALS, EQUIPMENT, AND APPURTENANCES NECESSARY FOR THE EXECUTION OF THE WORK, IF SHOWN ON THE DRAWINGS BUT NOT DESCRIBED IN THE SPECIFICATIONS, OR IF DESCRIBED IN THE SPECIFICATIONS BUT NOT SHOWN ON THE DRAWINGS, AND ANY WORK WHICH IS NECESSARY TO COMPLETE THE WORK WITHIN THE LIMITS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS, IS TO BE EXECUTED IN THE SAME MANNER AS THE OTHER PORTIONS OF THE CONTRACT. FOR VERIFICATION CONTACT GOTHAM DESIGN.	
5. ALL CONSTRUCTION WORK MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES, BUILDING CODES, AND REQUIREMENTS OF THE VILLAGE OF DOBBS FERRY, THE COUNTY OF WESTCHESTER, THE STATE OF NEW YORK, THE FEDERAL GOVERNMENT, AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK TO BE PERFORMED.	
6. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL CODE AND NEW YORK STATE STRETCH CODE AND THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE RESIDENTIAL PROVISIONS, LATEST EDITION.	
7. EACH CONTRACTOR PERFORMING WORK ON THIS PROJECT IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THEIR WORK, FOR COORDINATING AND SCHEDULING ALL REQUIRED INSPECTIONS OF THEIR WORK, AND OBTAINING ALL REQUIRED APPROVALS OF THEIR WORK FROM ALL AUTHORITIES HAVING JURISDICTION.	
BUILDING CODE CRITERIA	
8. CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - DOBBS FERRY NY	
9. CONSTRUCTION TYPE: TYPE 5B - COMBUSTIBLE	
10. OCCUPANCY: : ONE FAMILY DWELLING	
11. FIRE RATINGS: EXTERIOR BEARING WALLS 3/4 HOUR (MODIFIED UL No. U306) INTERIOR BEARING WALLS 3/4 HOUR (UL No. U317) COMMON WALLS 2 HOUR (UL 263) FLOOR CONSTRUCTION 1 HOUR (UL No. L537) ROOF CONSTRUCTION 3/4 HOUR	
THE REQUIREMENTS FOR FIRE RATINGS OF THESE COMPONENTS IN TYPE 5B CONSTRUCTION IS 0 HOURS. THE FIRE RATINGS NOTED ABOVE EXCEED THE REQUIREMENTS.	
ALL INTERIOR AND EXTERIOR BEARING WALL, FLOOR, AND ROOF ASSEMBLIES SHALL BE FIRE BLOCKED AS REQUIRED BY CODE.	
12. DESIGN LOADS: ROOF DL = 10 PSF SNOW LOAD = 30 PSF FLOOR DL = 25 PSF LL = 40 PSF	
13. TAPE AND COMPOUND ALL INSIDE GYPSUM BOARD CORNERS; CORNER BEAD AND COMPOUND ALL OUTSIDE GYPSUM BOARD CORNERS; J-BEAD AND COMPOUND ALL TERMINATION EDGES OF GYPSUM BOARD WHERE EXPOSED. ALL GYPSUM BOARD WORK IS TO BE IN ACCORDANCE WITH GYPSUM CONSTRUCTION HANDBOOK, UNITED STATES GYPSUM, LATEST EDITION.	
SCOPE OF WORK	
14. THE CONTRACTOR IS TO FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR COMPLETION OF THIS PROJECT AS INDICATED ON THE CONTRACT DOCUMENTS EXCEPT AS IDENTIFIED AS EXCLUDED IN THE SPECIFICATIONS OR NOTED AS NIC (NOT IN CONTRACT) ON THE DRAWINGS.	
15. THE ONLY ITEMS TO BE EXCLUDED FROM THE BID PRICE FOR THE CONTRACT SCOPE OF WORK ARE THOSE IDENTIFIED IN THE BID DOCUMENTS AND IN THE SPECIFICATIONS.	
16. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE QUALITY STANDARDS IDENTIFIED IN THE CORRESPONDING SECTION OF THE SPECIFICATIONS.	
17. EACH CONTRACTOR IS TO FURNISH ALL MATERIALS, LABOR, TOOLS, MACHINERY, SCAFFOLDING, EQUIPMENT, APPURTENANCES, AND APPLIANCES NECESSARY FOR THE PROPER HANDLING AND EXECUTION OF THE WORK.	
18. EACH CONTRACTOR WILL HANDLE AND STORE THE MATERIALS IN A SECURED AREA, PROTECTED FROM ADVERSE CONDITIONS, IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, SO AS TO MAINTAIN A SAFE AND SECURE WORK SITE, AND SO AS TO PROTECT THE PREMISES AND MATERIALS FROM DAMAGE OR DETERIORATION.	
SITE WORK	
19. ALL SITE WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS INCLUDING THE SPECIFIC REQUIREMENTS OF THE VILLAGE OF DOBBS FERRY BUILDING DEPARTMENT.	
20. STORM WATER RUNOFF FROM THE PROPOSED ROOF AREAS WILL BE COLLECTED IN ROOF GUTTERS. THESE GUTTERS WILL CONNECT VIA DOWNSPOUTS TO THE EXISTING STORM DRAINAGE SYSTEM.	
21. ALL EXCAVATED MATERIAL, EXCEPT THAT WHICH WILL BE REQUIRED FOR BACKFILLING, WILL BE REMOVED FROM THE SITE AS SOON AS PRACTICAL. IF STOCKPILING IS NECESSARY, MATERIAL MAY ONLY BE PLACED WHERE INDICATED BY GOTHAM DESIGN AND MUST BE PROTECTED TO PROHIBIT EROSION OR SEDIMENTATION INTO THE EXISTING STREAM, TO ADJACENT PROPERTIES, PUBLIC STREETS, OR SIDEWALKS, AND MAY NOT BE PLACED UNDER THE CANOPY OF TREES.	
22. ALL EXISTING TREES ON THE PROPERTY SHALL BE PROTECTED AT ALL TIMES AND TEMPORARY FENCING WILL BE INSTALLED AROUND TREES ADJACENT TO THE WORK AREA AT THE DRIP LINE.	
23. NO MATERIALS OR DEBRIS MAY BE STOCKPILED WITHIN THE DRIP LINE OF ANY TREE AT ANY TIME.	
24. IN THE EVENT IT BECOMES NECESSARY TO REMOVE ANY TREES ON THE PROPERTY, ALL REQUIRED REMOVAL PERMITS SHALL BE OBTAINED PRIOR TO ANY TREE BEING JEOPARDIZED.	
COORDINATION	
25. USE LABELED DIMENSIONS ONLY. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS. FOR CLARIFICATION, CONTACT GOTHAM DESIGN.	
26. IN THE EVENT OF DIMENSIONAL DISCREPANCIES, CONFLICTS OR MISSING DIMENSIONS, CONTACT GOTHAM DESIGN FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK.	
27. IN THE EVENT OF DISCREPANCIES OR CONFLICTS BETWEEN THE EXISTING CONDITIONS, CONSTRUCTION CONDITIONS, AND THE CONTRACT DOCUMENTS, CONTACT GOTHAM DESIGN FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK.	
28. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE LOCATION OF ALL FRAMING MEMBERS AND SYSTEMS TO BE INSTALLED INCLUDING PLUMBING, HEATING, AIR CONDITIONING, ELECTRICAL, FIXTURES AND OTHER EQUIPMENT TO AVOID CONFLICTS AND UNNECESSARY OR EXCESSIVE NOTCHING, CUTTING, OR OTHER DISTURBANCE OF STRUCTURAL COMPONENTS.	
29. DO NOT CLOSE-OFF OR OBSTRUCT DRIVEWAYS, STREETS, WALKS, OR OTHER FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, AS REQUIRED BY GOVERNING REGULATIONS.	
30. CONDUCT DEMOLITION AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES AND TO AVOID DISTURBANCE TO THE EXISTING RESIDENCE.	
31. ALL CONTRACTORS FURNISHING WORK MUST COOPERATE WITH THE OWNER AND WITH EACH OTHER TO MAINTAIN AN EFFICIENT AND SAFE JOB SITE.	
32. MAINTAIN EXISTING UTILITIES. DO NOT DISRUPT UTILITY SERVICES TO THE EXISTING RESIDENCE WITHOUT APPROPRIATE AUTHORIZATION FROM UTILITY COMPANIES. IF DISRUPTION OF UTILITIES IS NECESSARY, PROVIDE TEMPORARY SERVICE AS REQUIRED. IN THE EVENT UTILITIES MUST BE DISCONNECTED AND SERVICES INTERRUPTED, CONTRACTOR MUST PROVIDE 48 HOUR ADVANCE NOTICE TO THE OWNER AND OTHER CONTRACTORS FURNISHING SERVICES.	
33. CONTRACTORS FURNISHING WORK MUST PROTECT ADJACENT EXISTING SURFACES AND NEW WORK AT ALL TIMES. DAMAGES MUST BE CORRECTED IN A TIMELY FASHION AT NO EXPENSE TO THE OWNER OR OTHER CONTRACTORS. EACH CONTRACTOR IS RESPONSIBLE FOR PROTECTING THEIR WORK UNTIL ACCEPTANCE BY THE OWNER.	
DISPUTES	
34. GOTHAM DESIGN HAS THE AUTHORITY TO NEGOTIATE SETTLEMENTS IN DISPUTES CONCERNING THE OBLIGATIONS OR WORK TO BE PERFORMED EITHER BETWEEN THE CONTRACTORS OR BETWEEN THE CONTRACTORS AND THE OWNER.	
35. GOTHAM DESIGN HAS THE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS. WORK REJECTED BY GOTHAM DESIGN DUE TO FAILURE TO CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS MUST BE CORRECTED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.	

36. IN MATTERS REGARDING THE QUALITY, QUANTITY, AND AESTHETIC EFFECT OF THE WORK, GOTHAM DESIGN'S DECISIONS WILL BE CONSIDERED FINAL.

ERRORS AND OMISSIONS

37. THE CONTRACTOR IS RESPONSIBLE TO THE OWNER FOR ERRORS AND OMISSIONS IN THE WORK AND FOR FAILURE TO PERFORM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

38. THE CONTRACTORS' SERVICES MUST BE PERFORMED IN A SKILLFUL AND COMPETENT MANNER IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE CONSTRUCTION INDUSTRY AND WITH THE REQUIREMENTS OF THOSE AGENCIES HAVING JURISDICTION OR OTHERWISE IDENTIFIED IN THE SPECIFICATIONS.

39. THE CONTRACTOR WILL PROVIDE ALL WORK DETERMINED BY GOTHAM DESIGN TO BE MISSING OR INCOMPLETE. WORK DETERMINED BY GOTHAM DESIGN TO BE MISSING OR INCOMPLETE MUST BE FURNISHED AND COMPLETED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

40. THE CONTRACTOR MUST REPLACE ALL WORK DETERMINED BY GOTHAM DESIGN TO BE INSTALLED IMPROPERLY OR SUBSTANDARD WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

CHANGES

41. ANY CHANGES IN THE ACCEPTED CONTRACT DOCUMENTS OR IN THE COMPLETED WORK WHICH WILL EFFECT THE SCOPE OF WORK, QUALITY AND AESTHETIC EFFECT OF THE WORK, OR THE CONTRACT PRICE REQUIRES A CHANGE ORDER APPROVED BY GOTHAM DESIGN. THIS CHANGE ORDER MUST FIRST BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO BEING EXECUTED BY THE CONTRACTOR.

42. NO CHANGES, ALTERATIONS, OR MODIFICATIONS TO THE DESIGN, THE CONTRACT DOCUMENTS, OR THE PROPOSED OR COMPLETED WORK ARE PERMISSIBLE BY ANY PARTY, INCLUDING THE OWNER AND THE CONTRACTOR, WITHOUT A WRITTEN CHANGE ORDER APPROVED BY GOTHAM DESIGN.

SUBSTITUTIONS

43. SUBSTITUTIONS OF MATERIALS, PRODUCTS, OR METHODS ARE PERMISSIBLE ONLY WITH PRIOR WRITTEN AUTHORIZATION FROM GOTHAM DESIGN.

44. GOTHAM DESIGN WILL CONSIDER REQUESTS FOR SUBSTITUTIONS UP TO FIVE DAYS PRIOR TO INITIATION OF WORK.

CLEAN UP

45. CONTRACTOR SHALL PROTECT THE EXISTING RESIDENCE FROM DUST INFILTRATION AND DAMAGE FROM DEBRIS WITH TEMPORARY BARRIERS AND PROTECTION BOARDS.

46. EACH CONTRACTOR IS RESPONSIBLE FOR CLEANING THEIR WORK AREAS AND REMOVING ALL DEBRIS ASSOCIATED WITH THEIR WORK FROM THE PREMISES AT THE END OF EACH WORK DAY. ALL DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH ALL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

47. EACH CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT THEIR WORK AREA IS LEFT BROOM CLEAN AT THE END OF EACH WORK DAY.

SAFETY REQUIREMENTS

48. EACH CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE SAFETY REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION INCLUDING OSHA.

49. EACH CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL LADDERS, SCAFFOLDS, OR OTHER EQUIPMENT USED UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK.

RESPONSIBILITY

50. EACH CONTRACTOR AND SUBCONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ALL ACCIDENTS RESULTING IN INJURY TO PERSONS OR DAMAGE TO PROPERTY CAUSED BY THE FAULT OR NEGLIGENCE OF THEMSELVES, THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

51. EACH CONTRACTOR IS RESPONSIBLE FOR ALL PROPERTY INCLUDING MATERIALS, EQUIPMENT, TOOLS, AND APPURTENANCES DELIVERED TO THE JOB SITE UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK WHICH IS STOLEN FROM THE PROPERTY OR DAMAGED ON THE PREMISES.

52. EACH CONTRACTOR INDEMNIFIES AND HOLDS THE OWNER AND GOTHAM DESIGN HARMLESS FROM ALL LIABILITIES AND LOSS BECAUSE OF INJURY TO ANY PERSON OR DAMAGE TO ANY PROPERTY THAT MAY OCCUR OR MAY BE ALLEGED TO HAVE OCCURRED DURING THE PERFORMANCE OF THE WORK AS A RESULT, EITHER DIRECTLY OR INDIRECTLY, OF THE CONTRACTOR'S FAULT OR NEGLIGENCE OR THAT OF THEIR AGENTS, EMPLOYEES, OR SUB CONTRACTORS AND WHETHER OR NOT SUCH INJURY OR DAMAGE IS ALSO ATTRIBUTABLE TO THE OWNER'S FAULT OR NEGLIGENCE.

53. GOTHAM DESIGN AND ITS CONSULTANTS HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE JOB SITE INCLUDING, BUT NOT LIMITED TO, ASBESTOS PRODUCTS, POLYCHLORIDE BIPHENYL (PCB), LEAD, OR OTHER TOXIC SUBSTANCES.

54. IN THE EVENT THAT THE CONTRACTOR DISCOVERS HAZARDOUS MATERIALS ON THE SITE, ALL WORK SHALL BE HALTED IMMEDIATELY AND THE REMOVAL OR CONTAINMENT OF THE HAZARDOUS MATERIAL SHALL BE CONDUCTED IN STRICT COMPLIANCE WITH THE REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

55. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING PROPER HANDLING METHODS FOR ALL MATERIALS ON THE SITE AND FOR INSTRUCTING ALL WORKERS IN PRECAUTIONS, RISKS, AND REQUIREMENTS FOR THE PROPER HANDLING OF POTENTIALLY HAZARDOUS MATERIALS IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO, OSHA.

INSURANCE

56. EACH CONTRACTOR AND SUBCONTRACTOR MUST OBTAIN AND MAINTAIN AN ACCIDENT AND PUBLIC LIABILITY INSURANCE POLICY FOR THIS PROJECT COVERING FROM COMMENCEMENT THROUGH COMPLETION OF ALL WORK. EACH CONTRACTOR AND SUBCONTRACTOR MUST FURNISH A BINDER TO THE OWNER FROM THE CONTRACTORS' INSURANCE AGENT INDICATING THE TYPE AND AMOUNTS OF COVERAGE, THE MUNICIPALITY, THE OWNER, AND GOTHAM DESIGN SHALL BE NAMED AS "ADDITIONAL INSURED" ON THE BINDER.

57. BY ACCEPTING THE CONTRACT TO WORK ON THIS PROPERTY, THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, KEEP, AND SAVE HARMLESS THE OWNER, THE PROPERTY, AND GOTHAM DESIGN AND THEIR REPRESENTATIVES, AGENTS AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, RELATED TO, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS UP TO THE FULL EXTENT WHICH WOULD OTHERWISE RENDER THESE PROVISIONS VOID OR UNENFORCEABLE.

58. EACH CONTRACTOR AND SUBCONTRACTOR MUST PROVIDE AND MAINTAIN WORKER'S COMPENSATION INSURANCE IN ACCORDANCE WITH NEW YORK STATE REQUIREMENTS FOR ALL EMPLOYEES FURNISHING LABOR FOR THIS PROJECT. NO ONE MAY WORK ON THIS PROJECT WITHOUT BEING COVERED BY WORKER'S COMPENSATION INSURANCE. THE WORKER'S COMPENSATION POLICY SHALL BE INCLUDED ON THE INSURANCE BINDER.

59. CERTIFICATES OF INSURANCE ACCEPTABLE TO THE OWNER MUST BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF THE WORK.

60. THE OWNER MUST OBTAIN AND MAINTAIN LIABILITY INSURANCE AS WILL PROTECT HIM FROM HIS CONTINGENT LIABILITY FOR INJURY AND DAMAGES WHICH MAY ARISE DURING THE WORK OF THIS PROJECT AND FROM ANY OTHER LIABILITY FOR WHICH THE CONTRACTORS ARE REQUIRED TO BE INSURED UNDER THE PROVISIONS OF THE CONTRACT.

61. THE OWNER MUST OBTAIN AND MAINTAIN FIRE INSURANCE INCLUDING EXTENDED COVERAGE AND MALICIOUS MISCHIEF COVERAGE ON THE STRUCTURE AND CONTENTS TO 100 PERCENT OF THE INSURABLE VALUE THEREOF, PROTECTING THE OWNER'S INTEREST. THE CONTRACTORS' INTERESTS, AND THE SUBCONTRACTORS' INTERESTS, IN INTEREST, AS USED HEREIN, INCLUDES EACH PARTY'S PROPERTY AND THE PROPERTY OF OTHERS FOR WHICH THEY ARE RESPONSIBLE, INCLUDING ALL MATERIALS, EQUIPMENT, AND SUPPLIES.

WAIVER OF LIENS

62. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING A WAIVER OF LIEN TO THE BENEFIT OF THE OWNER IN A FORM ACCEPTABLE TO GOTHAM DESIGN COVERING ALL LABOR, MATERIALS, AND OTHER EXPENSES AT THE TIME COMPENSATION IS RECEIVED FOR SAME.

63. SUBSEQUENT PAYMENTS TO CONTRACTORS WILL NOT BE PAID UNTIL AN ACCEPTABLE WAIVER OF LIENS HAS BEEN RECEIVED FOR PREVIOUS WORK OF THE SAME CONTRACTOR.

64. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING WAIVERS OF LIENS FROM ALL SUPPLIERS AND SUBCONTRACTORS FURNISHING LABOR AND MATERIALS THROUGH THE GENERAL CONTRACTOR.

65. A RELEASE OF ALL LIENS TO THE BENEFIT OF THE OWNER IN A FORM ACCEPTABLE TO GOTHAM DESIGN SHALL BE PROVIDED BY THE CONTRACTOR AT THE TIME OF FINAL PAYMENT.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A SINGLE-FAMILY HOME WITH AN ATTACHED THREE-CAR GARAGE ON A PARCEL WITH A GROSS AREA OF 23,337 SQUARE FEET. AS PROPOSED THIS HOUSE WILL HAVE A BUILDING COVERAGE OF APPROXIMATELY 4,200 SQUARE FEET AND AN IMPERVIOUS SURFACE AREA OF APPROXIMATELY 33.3%. EXCLUDING PervIOUS PAVING. THE PROPOSED HOUSE WILL HAVE A KITCHEN WITH A DEFINED BREAKFAST AREA, DINING ROOM, LIBRARY, FAMILY ROOM, PANTRY, AND HOME OFFICE ON THE FIRST FLOOR, AS WELL AS A LAUNDRY, THREE-FIXTURE BATHROOM AND A POWDER ROOM. THERE IS A MAIN ENTRY/STAIR HALL, AND A SEPARATE FAMILY ENTRY WITH CLOSETS AND AN ACCESS TO THE GARAGE. THE PROPOSED SECOND FLOOR WILL HAVE A MASTER BEDROOM SUITE WITH SLEEPING CHAMBER, WALK-IN CLOSETS, AND PRIVATE BATHROOM. THERE ARE ALSO TWO SEPARATE BEDROOMS WITH PRIVATE BATHROOMS AND A LAUNDRY ROOM ON THE SECOND FLOOR. THERE IS AN ATTIC SPACE ACCESSIBLE FROM THE SECOND FLOOR ABOVE THE GARAGE. THE PORTION OF THE BASEMENT THAT IS ABOVE GRADE AT THE NORTHWEST CORNER OF THE HOUSE WILL INCLUDE A RECREATION ROOM WITH A SEPARATE BATHROOM. ALSO PROPOSED IN THE MASSING OF THE HOUSE IS A FRONT ENTRY PORCH, A FAMILY ENTRY PORCH, AND A FAMILY PORCH ON THE NORTHEAST CORNER OF THE HOUSE.

THE PROJECT PROPOSED THE INSTALLATION OF A SWIMMING POOL WITH A WRAP AROUND TERRACE, WHICH WILL BE ACCESSIBLE FROM THE HOUSE.

THE PROJECT WILL REQUIRE SIGNIFICANT ROCK REMOVAL AND REGRADING, WHICH WILL REQUIRE EITHER THE CONSTRUCTION OF DRY-STONE RETAINING WALLS OR THE EXPOSURE OF EXCAVATED LEDGE ROCK. THE ENTIRE SITE WILL BE LANDSCAPED TO PROVIDE SOIL STABILITY AND SCREENING TO NEIGHBORING PROPERTIES.

THE PROJECT WILL REQUIRE THE INSTALLATION OF A LARGE STORMWATER RETENTION/DETENTION SYSTEM CAPABLE OF HANDLING ALL OF THE STORMWATER RUNOFF FROM THE PROPOSED IMPROVEMENTS AND THE ADOPTION OF AN EROSION AND SEDIMENT CONTROL PLAN TO PROTECT THE SITE AND THE NEIGHBORING PROPERTIES.

ACCESS TO THE HOUSE WILL BE VIA A PROPOSED DRIVEWAY CONNECTING TO NORTH MOUNTAIN DRIVE. UTILITY CONNECTIONS WILL BE TO THE EXISTING SERVICE LINES LOCATED IN NORTH MOUNTAIN DRIVE. THE HOUSE WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.

CONSTRUCTION SEQUENCE NOTES:

1. PRIOR TO INITIATING ANY WORK AT THE SITE, THE CONTRACTOR SHALL SCHEDULE AND CONDUCT A SITE MEETING WITH THE GENERAL CONTRACTOR, PROJECT DESIGN COORDINATOR, PROJECT ENGINEER, AND BUILDING INSPECTOR TO DISCUSS THE SCHEDULE OF CONSTRUCTION, THE REQUIRED INSPECTIONS, AND MITIGATING MEASURES THAT SHALL BE IMPLEMENTED TO PROTECT AND CONTROL THE CONDITIONS AT THE SITE.

2. A USIC DIG CHECK, TICKET #11222-001-484 HAS ALREADY BEEN CONDUCTED WITH THE LOCATION OF ALL UTILITIES IN THE VICINITY OF THE SUBJECT PROPERTY LOCATED AND MARKED.

3. TEST PITS, SOIL ANALYSIS, AND PERCOLATION TESTS FOR THE SUBJECT PROPERTY HAVE ALREADY BEEN CONDUCTED BY HUDSON ENGINEERING, WITH THE TEST RESULTS FILED WITH THE DOBBS FERRY BUILDING DEPARTMENT.

4. TREES SCHEDULED TO BE REMOVED SHALL BE RIBBONED.

5. THE EROSION AND SEDIMENT CONTROL AND SITE PROTECTION MEASURES STIPULATED ON THE DRAWINGS AND IN THE MANAGEMENT PLAN PREPARED BY HUDSON ENGINEERING AND APPROVED BY THE VILLAGE IN THE SITE PLAN REVIEW SHALL BE INSTALLED INCLUDING THE FOLLOWING:
A. SILT FENCING.
B. ORANGE PLASTIC CONSTRUCTION FENCING ERECTED AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION OF THE SOILS AND ALONG THE AREAS THAT ARE DESIGNATED FOR "NO DISTURBANCE."
C. STEEL CYCLONE FENCING AND LOCKABLE GATES TO PREVENT UNAUTHORIZED ACCESS TO THE SITE.
D. TREE AND SHRUB PROTECTION.
E. ANTI-TRACK STABILIZED CONSTRUCTION ENTRY.
F. STRAWBALE BARRIERS.
G. SOIL STOCKPILE AREAS.
H. DIVERSION SWALES.
I. INLET PROTECTION.
J. DEWATERING PITS.
K. SURFACE STABILIZATION.
L. CONCRETE WASHOUT.

6. PRIOR TO INITIATING WORK AT THE SITE, HUDSON ENGINEERING SHALL INSPECT THE SITE AND PROVIDE WRITTEN CONFIRMATION TO THE BUILDING DEPARTMENT THAT THE REQUIRED SITE PROJECT MEASURES HAVE BEEN PROPERLY INSTALLED.

7. THE BUILDING INSPECTOR AND VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL AND SITE PROTECTION MEASURES, IF DEEMED NECESSARY.

8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR PRIOR TO WORK PROCEEDING AND ANY AREAS TO BE INSPECTED BEING CONCEALED BY SUBSEQUENT WORK.

9. REMOVE TREES SCHEDULED FOR REMOVAL.
10. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS INDICATED ON THE PLANS. TEMPORARILY STABILIZE TOPSOIL STOCKPILES WITH HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON, OR BY COVERING WITH TARP/AULINS NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND THE TOE OF THE SLOPE.

11. SURVEY AND STAKE THE PROPOSED EXCAVATION FOR THE FOUNDATION, THE STORMWATER DRAINAGE SYSTEM, THE DRIVEWAY, AND THE RETAINING WALLS. A DATUM ELEVATION MARK SHALL BE SET ON SITE FOR USE IN DETERMINING THE REQUIRED DEPTH OF EXCAVATION. CARE SHALL BE TAKEN TO AVOID EXCAVATING MORE MATERIAL THAN REQUIRED.

12. EXCAVATE THE SOILS TO THE REQUIRED DEPTH AND TO EXPOSE ROCK LEDGE REQUIRING REMOVAL AND STOCKPILE MATERIAL ON SITE SCHEDULED FOR REUSE AT THE LOCATIONS INDICATED ON THE PLANS COVERING WITH TARPAULINS AND INSTALLING SILT FENCE AROUND THE TOE OF SLOPE. SOIL THAT IS NOT SCHEDULED FOR REUSE AT THE SITE SHALL NOT BE STOCKPILED AND SHALL BE REMOVED FROM THE SITE.

13. REMOVE ROCK LEDGE TO THE REQUIRED DEPTH USING ROCK HAMMERS. DURING ROCK REMOVAL, A WATER SPRAY SYSTEM SHALL BE SET UP TO WET THE ROCK AS THEY ARE BEING HAMMERED TO REDUCE AIRBORNE DUST. USE HAND HELD HOSES WITH A SUITABLE HOSE SPRAY NOZZLE DESIGNED TO BREAK THE WATER STREAM INTO SMALL DROPLETS.

14. REMOVED ROCK SCHEDULED FOR REUSE ON THE SITE SHALL BE STOCKPILED IN A LOCATION WITHIN PROXIMITY OF WHERE IT WILL BE USED TO REDUCE THE NUMBER OF TIMES THAT THE ROCK NEEDS TO BE MOVED. ROCK THAT IS NOT SCHEDULED FOR REUSE ON SITE SHALL NOT BE STOCKPILED AND SHALL BE REMOVED FROM THE SITE.

15. ALL SURPLUS SOIL, ROCK, AND UNSUITABLE MATERIALS SHALL BE HANDLED, REMOVED FROM THE SITE, AND DISPOSED OF IN COMPLIANCE WITH THE REQUIREMENTS OF THE BUILDING INSPECTOR AND ALL AUTHORITIES HAVING JURISDICTION.

16. CONSTRUCT DRystone RETAINING WALLS.

17. SURVEY AND STAKE THE FOUNDATION FOOTINGS.

18. FORM, INSTALL STEEL REINFORCING, AND POUR CONCRETE FOOTINGS.

19. HAVE THE SURVEYOR SET NAILS IN THE FOOTINGS AT THE CORNERS OF FOUNDATION WALLS.

20. FORM, INSTALL STEEL REINFORCING, AND POUR CONCRETE RETAINING WALLS.

21. FOLLOWING THE REMOVAL OF THE FORMS, SURVEY THE FOUNDATION AND HAVE AN AS-BUILT SURVEY PREPARED AND SUBMITTED TO THE BUILDING INSPECTOR.

22. APPLY WATERPROOFING, PROTECTIVE MEMBRANE, AND INSULATION BOARD TO THE EXTERIOR FACE OF THE FOUNDATION.

23. INSTALL FOOTING DRAINS, COVER WITH GRAVEL AND FILTER FABRIC AND BACKFILL WITH GRAVEL AND THEN WITH SUITABLE FILL TO NOT HIGHER THAN HALF THE FOUNDATION WALL HEIGHT.

24. EXCAVATE AND PREPARE THE AREA FOR THE EXFILTRATION SYSTEM AND INSTALL CULTEC UNITS AND DRAINAGE COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.

25. INSTALL ORANGE PLASTIC CONSTRUCTION FENCING AROUND THE EXFILTRATION SYSTEM TO PREVENT VEHICLES FROM DRIVING OVER THE AREA OR MATERIALS BEING INADVERTENTLY STORED OVER THE SYSTEM.

26. AFTER CONCRETE HAS REACHED A SUITABLE CURE, BACKFILL WITH SUITABLE MATERIAL TO ROUGH GRADE.

27. ROUGH GRADE DRIVEWAY, POOL AREA, AND SITE SURROUND.

28. INSTALL THE SANITARY SEWER, WATER, ELECTRIC, AND OTHER UTILITY SERVICES FROM THE STREET TO THE BASEMENT.

29. INSTALL DRAINAGE WORK TRIBUTARY TO EXFILTRATION SYSTEMS FROM THE DRIVEWAY AND THE TERRACE. INSTALL INLET PROTECTION MEASURES TO PREVENT SILT FROM ENTERING THE SYSTEM DURING CONSTRUCTION.

30. FINE GRADE AND SEED ALL DISTURBED AREAS.

31. PROCEED WITH THE CONSTRUCTION OF THE PROPOSED HOUSE.

32. INSTALL THE SWIMMING POOL.

33. INSTALL SUB-BASE AND PERMEABLE PAVERS FOR TERRACE AND WALKWAYS.

34. INSTALL CURBING AND SUB-BASE GRAVEL COURSES FOR DRIVEWAY PAVING.

35. INSTALL BITUMINOUS CONCRETE SUB-BASE FOR DRIVEWAY PAVING.

36. INSTALL LANDSCAPE WATERING SYSTEM AND CONTROLS.

37. INSTALL 4" – 6" TOPSOIL, FINE GRADE, SEED THE ENTIRE SITE AND INSTALL LANDSCAPE PLANTS IN ACCORDANCE WITH THE LANDSCAPE PLAN.

38. SPREAD SALT HAY OVER SEEDED AREAS AND MAINTAIN ALL PLANTED AREAS UNTIL MATERIAL HAS TAKEN ROOT AND BECOMES STABLE.

39. INSTALL A BITUMINOUS TOP COAT IN THE DRIVEWAY.

40. CLEAN PAVEMENT AND DRAIN LINES. CLEAN EXFILTRATION SYSTEMS.

41. ENSURE GRASS STAND IS ACHIEVED AND RESEED, IF NECESSARY.

42. MAINTAIN ALL EROSION AND SEDIMENTATION MEASURES AT ALL TIMES FROM CONSTRUCTION COMMENCING TO THE COMPLETION OF CONSTRUCTION AND THE PERMANENT STABILIZATION OF THE SITE. INSPECT SILT FENCES, STRAWBALE BARRIERS, AND SITE PROTECTION WEEKLY, IN ADVANCE OF FORECAST STORMS, AND FOLLOWING STORM EVENTS. MAINTAIN AND REPAIR AS NECESSARY.

43. AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH VEGETATION, REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES.

44. MAINTAIN THE SITE FREE OF DEBRIS AT ALL TIMES. REMOVE DUMPSTERS WITHIN 24 HOURS OF BEING FILLED.

45. MAINTAIN THE STREET CLEAN AT ALL TIMES. AT THE END OF EACH DAY, HAND SWEEP THE STREET OF DIRT. WHEN NECESSARY, EMPLOY A STREET SWEEPER TO CLEAN THE STREET.

46. CONSTRUCTION VEHICLES SHALL NOT BE PARKED ON THE PUBLIC STREETS.

47. SUBMIT "AS-BUILT" DRAWINGS OF THE COMPLETED WORK, INCLUDING UPDATED CONSTRUCTION DRAWINGS AND A SITE PLAN SHOWING ALL SITE IMPROVEMENTS, TO THE BUILDING DEPARTMENT TOGETHER WITH A FINAL SURVEY.

48. OBTAIN THE CERTIFICATE OF OCCUPANCY FOLLOWING THE FINAL INSPECTION BY THE BUILDING INSPECTOR.

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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N. Y. 10522
PROJECT NO.: 2207

GOTHAM DESIGN

PLANNING AND DEVELOPMENT LTD.

329 Broadway
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ISSUED / REVISIONS

SHEET TITLE:

GENERAL NOTES CONSTRUCTION SEQUENCE

DATE: 12/09/2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

GN

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Z O N I N G T A B L E				
PROPERTY LOCATION: NORTH MOUNTAIN DRIVE TAX ID No 3.10-1-3				
ZONING DISTRICT	OF - 2			
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	PROPOSED	
MINIMUM NET LOT AREA ¹	SQ.FT.	20,000	NET 15,261	GROSS 23,337
MINIMUM LOT WIDTH	FEET	125	± 182	
MINIMUM LOT DEPTH	FEET	125	± 128	
MAX. LOT COVERAGE BY BUILDINGS ²	%	18	17.95	
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES ²	%	40	33.89	
MINIMUM FRONT YARD SETBACK ³	FEET	30	25.75	
MAXIMUM FRONT YARD SETBACK	FEET	PREVAILING	N A	
MINIMUM REAR YARD SETBACK ³	FEET	25	46.8	
MINIMUM SIDE YARD SETBACK EACH	FEET	20	39	
MINIMUM SIDE YARD SETBACK BOTH	FEET	50	82.1	
STORIES	NUMBER	2.5	2.5	
MAXIMUM HEIGHT (GREATER THAN 0.30)	FEET	35	± 33.5	
OFF STREET PARKING	NUMBER	2	3	

1. 300 - 34. A. (2) REDUCTIONS FOR STEEP SLOPES - GROSS MINUS PERCENTAGE OF STEEP SLOPED AREA DETERMINES NET LOT AREA.
2. BUILDING AND LOT COVERAGE NUMBERS WERE CALCULATED USING THE GROSS LOT AREA.
3. 300-34. B. (5) (5) WHERE THE NATURAL SLOPE OF THE GROUND, AS SHOWN BY THE CONTOURS OF A TOPOGRAPHICAL SURVEY, MEASURED FROM THE FRONT LOT LINE TO THE MIDPOINT OF THE LOT OR TO THE REAR LOT LINE, WHICHEVER YIELDS THE GREATER SLOPE, EXCEEDS A GRADE OF ONE FOOT IN FOUR FEET, THE REQUIRED FRONT YARD CAN BE REDUCED BY 50% PROVIDED THAT THE REAR YARD IS INCREASED BY THE SAME AMOUNT.

IMPERVIOUS COVERAGE PROPOSED

HOUSE	2899 SQ.FT.
GARAGE	825 SQ.FT.
FRONT PORCH	126 SQ.FT.
FAM ENTRY PORCH	36 SQ.FT.
GREAT ROOM PORCH	304 SQ.FT.
STEPS	
AT FRONT PORCH	15 SQ.FT.
AT FAMILY ENT. PORCH	24 SQ.FT.
AT FRONT WALKWAY	12 SQ.FT.
AT BRKFST ROOM	64 SQ.FT.
STONE WALLS	
FRONT	186 SQ.FT.
N. SIDE & REAR	305 SQ.FT.
S. SIDE & REAR	300 SQ.FT.
SIDE STONE STAIRS	140 SQ.FT.
REAR STONE STAIRS	68 SQ.FT.
SWIMMING POOL	620 SQ.FT.
DRIVEWAY	1,986 SQ.FT.
TOTAL	7,910 SQ.FT.

7910 / 23337 GROSS LOT AREA = 33.89%

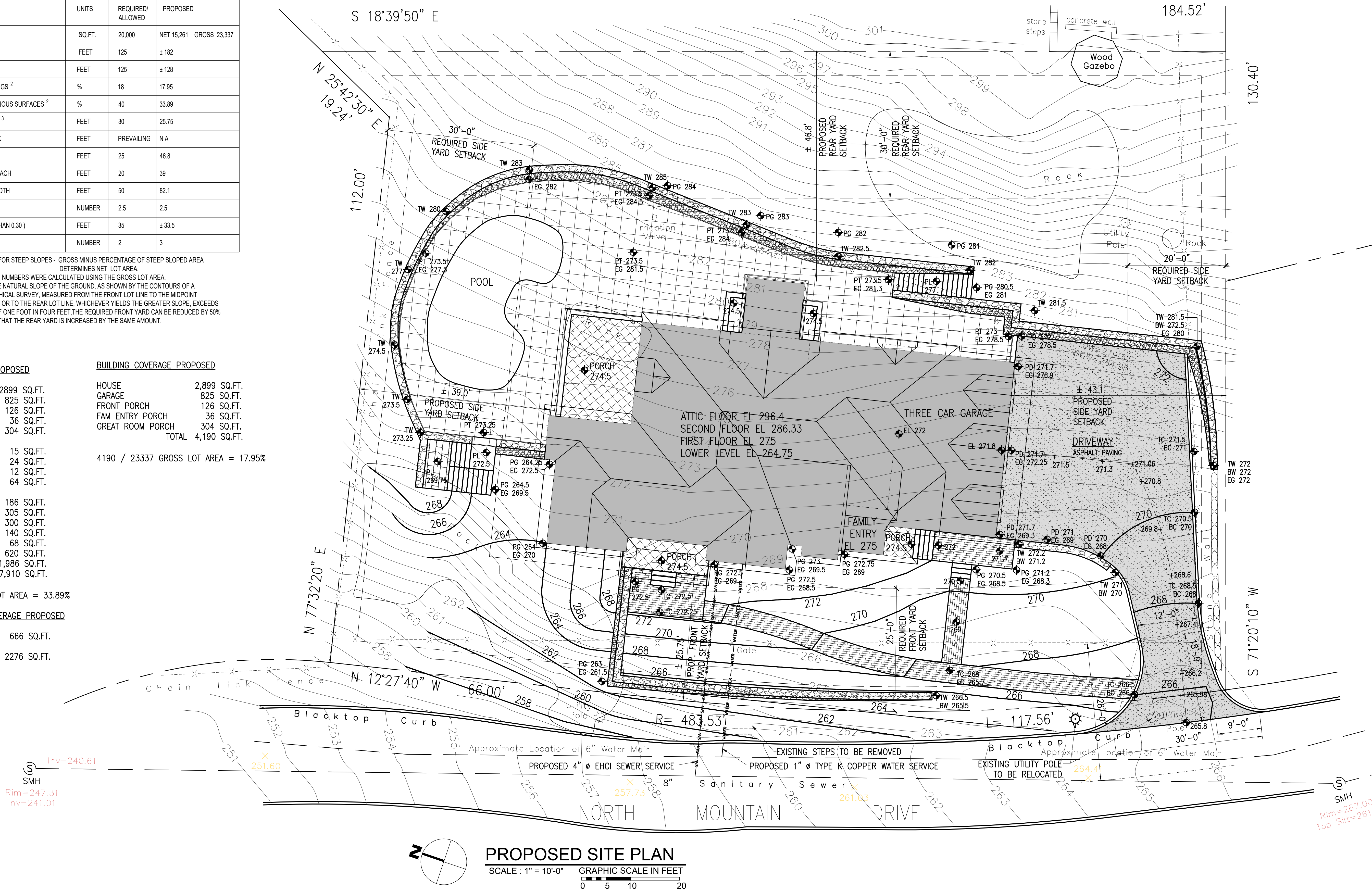
PERVIOUS SURFACES COVERAGE PROPOSED

FRONT WALK	666 SQ.FT.
REAR PERVIOUS TERRACE	2276 SQ.FT.

BUILDING COVERAGE PROPOSED

HOUSE	2,899 SQ.FT.
GARAGE	825 SQ.FT.
FRONT PORCH	126 SQ.FT.
FAM ENTRY PORCH	36 SQ.FT.
GREAT ROOM PORCH	304 SQ.FT.
TOTAL	4,190 SQ.FT.

4190 / 23337 GROSS LOT AREA = 17.95%



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79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: 2207

GOTHAM DESIGN
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

ISSUED / REVISIONS
REVISED 11-29-2022
PROPOSED DRIVEWAY WILL BE ASPHALT PAVING (IMPERVIOUS)
REVISED 12-08-2022
DRIVEWAY TO STREET
S. RETG WALL AT PROP LINE
FRONT RETG WALL @ DRIVEWAY
IMPERVIOUS CALCULATIONS
ZONING TABLE
PERVIOUS CALCULATIONS
ADDED WATER AND SEWER SERVICE LINES FROM STREET
RELOCATE EX. UTILITY POLE

SHEET TITLE:
PROPOSED SITE PLAN

DATE: 08-05-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

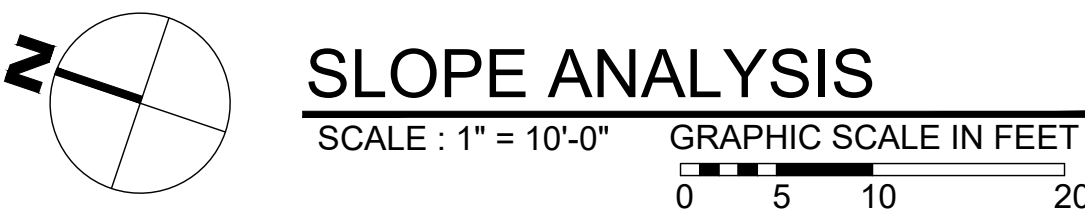
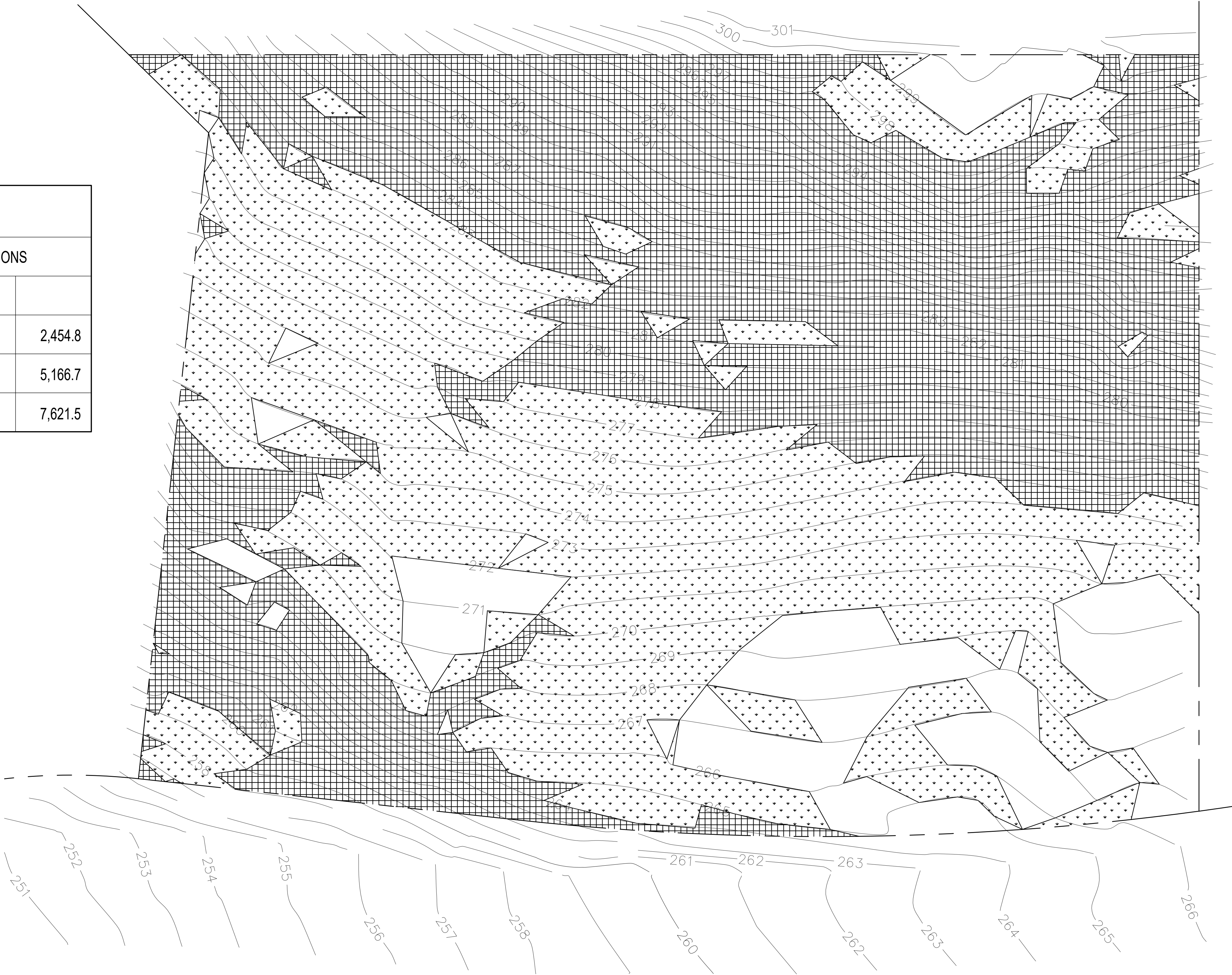
SP-1.0

NOT FOR CONSTRUCTION

SLOPE ANALYSIS					
HATCH	RANGE	AREA	PERCENT	DEDUCTIONS	
	0.0% - 15%	3,184.38 SF	13.6%	0.0%	
	15% - 25%	9,819.2 SF	42.1%	25%	2,454.8
	25% - <	10,333.4 SF	44.3%	50%	5,166.7
	TOTAL	23,337.43	100%		7,621.5

PROCESS DESCRIPTION:

TO PERFORM THE SLOPE ANALYSIS, A CAD SURVEY WITH TOPOGRAPHIC INFORMATION WAS IMPORTED INTO "REVIT" SOFTWARE TO MODEL A SURFACE WHICH PRECISELY FOLLOWS THE CONTOUR LINES FROM THE SURVEY. A REVIT PLUGIN CALLED "ENVIRONMENT" WAS USED TO INSERT THREE RANGE VALUES (0-15%, 15-25%, AND 25% - <). THE RANGE PARAMETER THEN CALCULATED THE AREA AND PERCENT OF THE SLOPES WITHIN THE PROPERTY LINES. TO ACCURATELY PRESENT THESE AREAS, THREE HATCHES WERE CREATED TO DIAGRAM EACH RANGE VALUE. THE RESULTS WERE THEN EXPORTED INTO AUTOCAD FOR FINAL DOCUMENTATION.



SLOPE ANALYSIS
SCALE : 1" = 10'-0"

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



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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO: **2207**

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SHEET TITLE:
SLOPE ANALYSIS

DATE: 06/15/2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

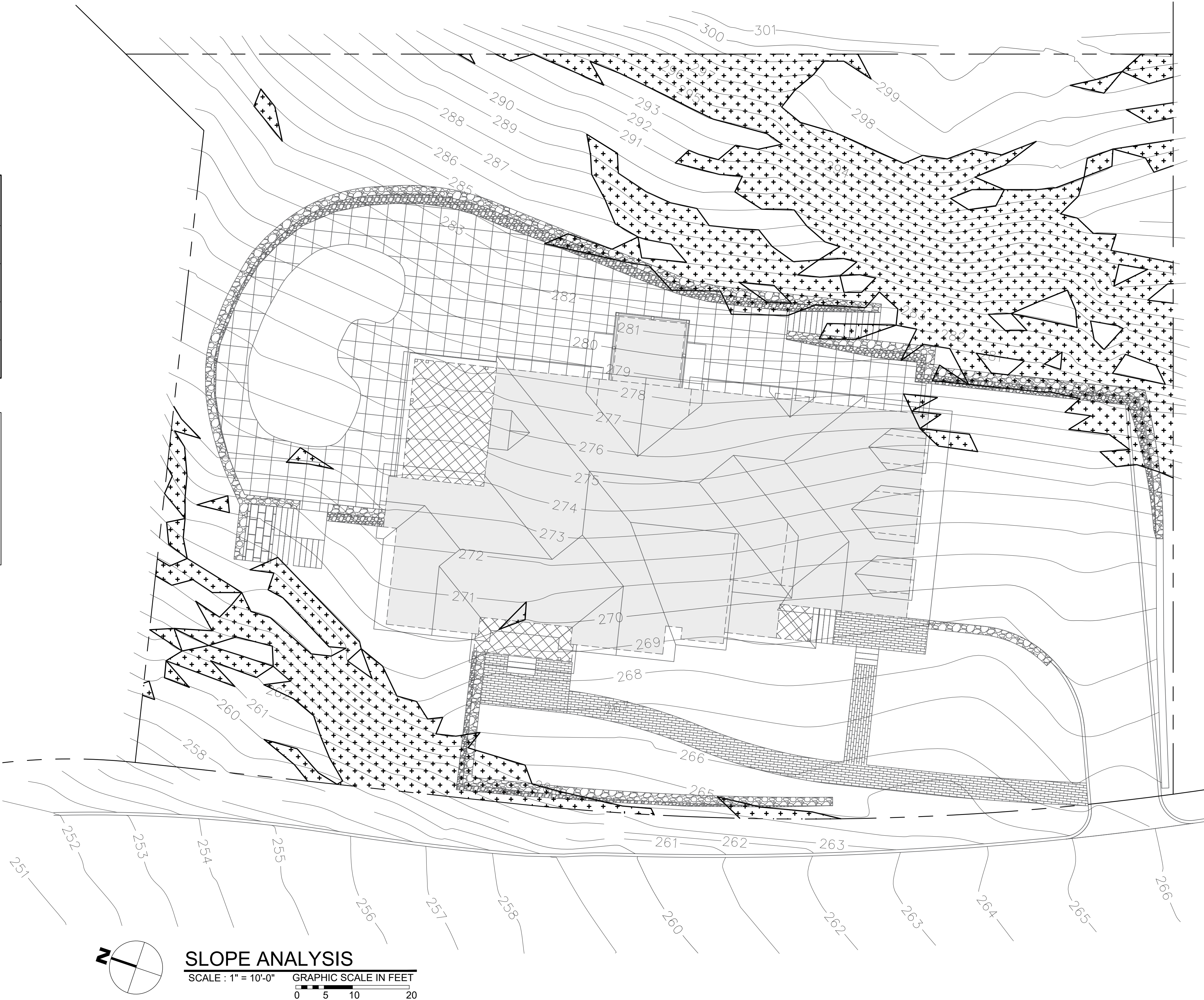
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NOT FOR CONSTRUCTION

SLOPE ANALYSIS			
HATCH	RANGE	AREA	PERCENT
<div></div>	0.0% - 35%	19001.51 SF	81.42%
<div></div>	35% - <	4335.92 SF	18.58%
	TOTAL	23,337.43	100%

PROCESS DESCRIPTION:

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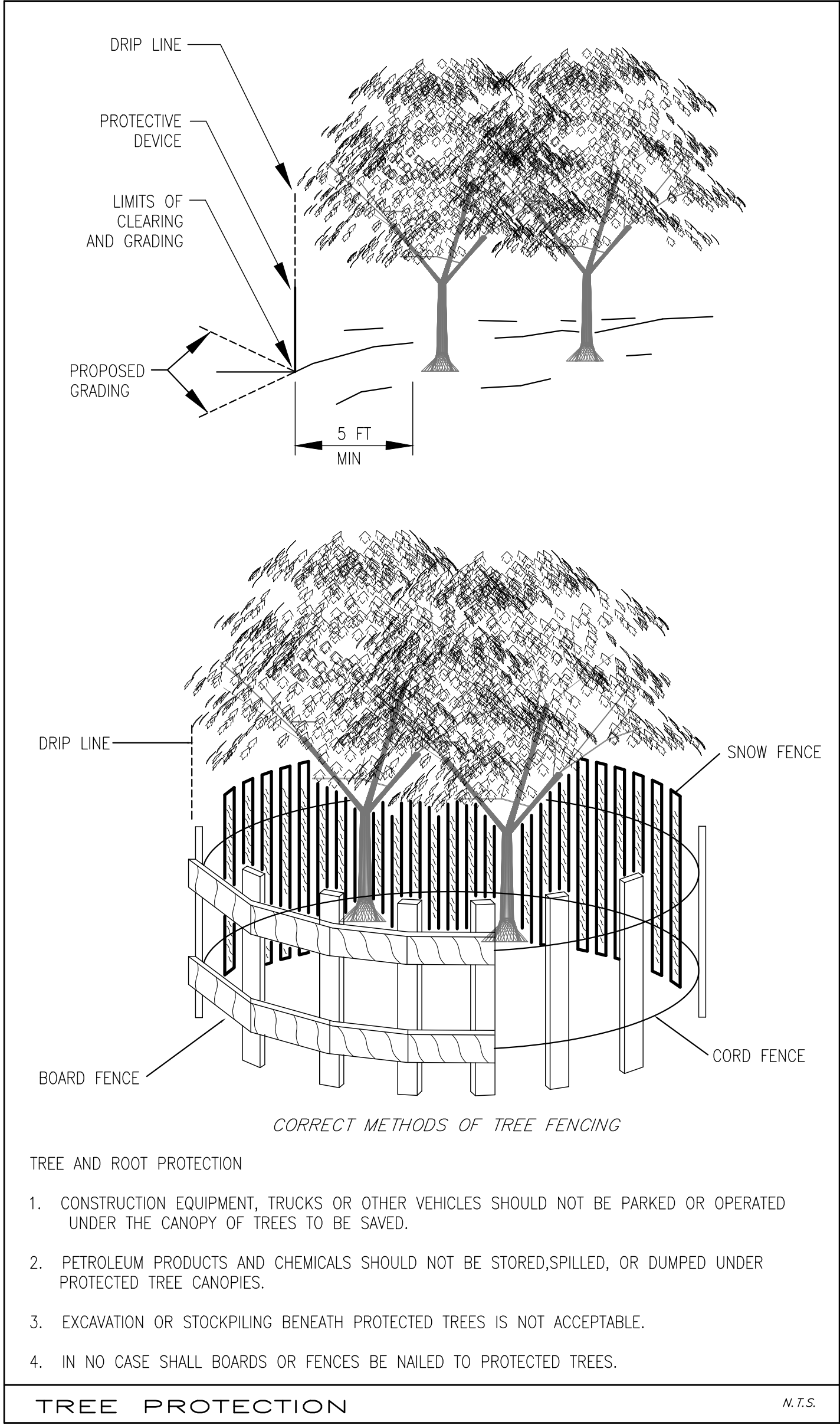
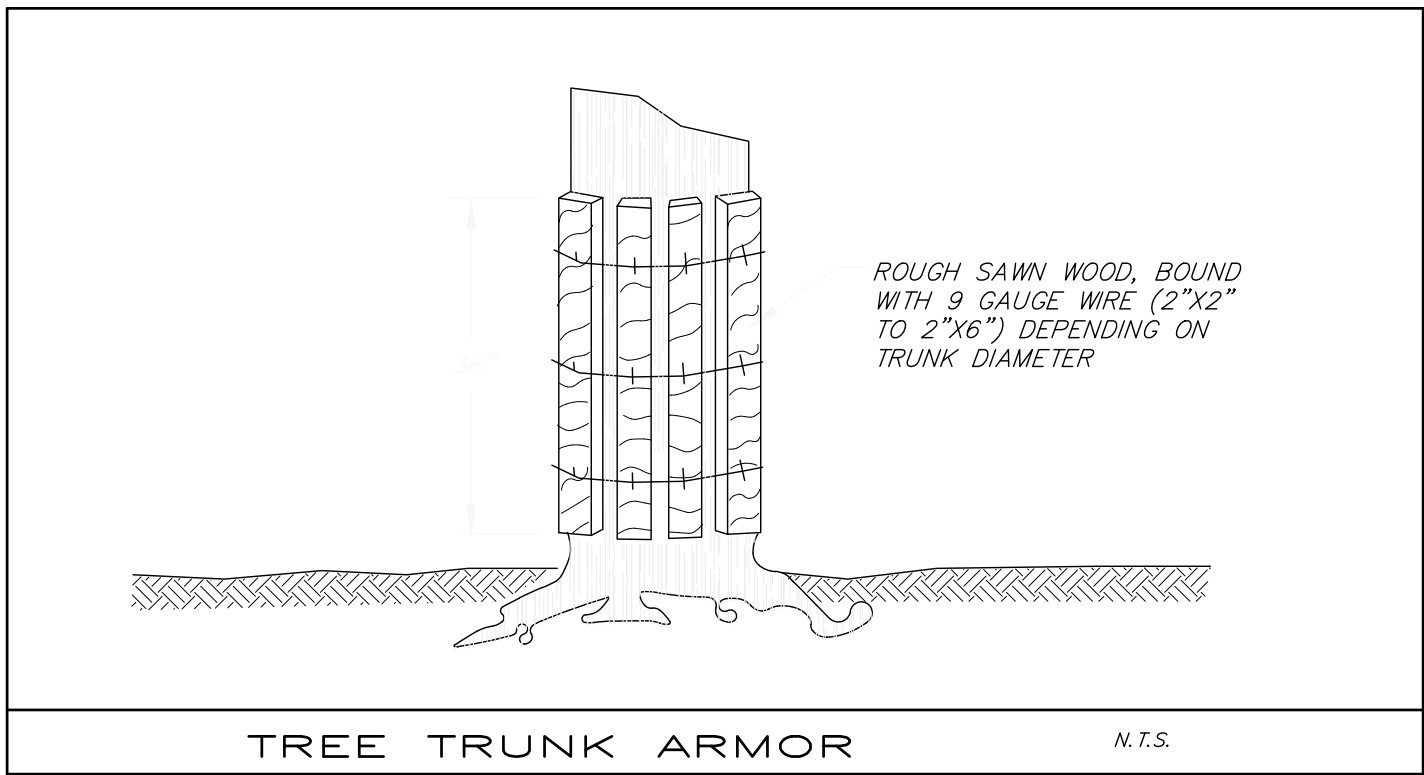
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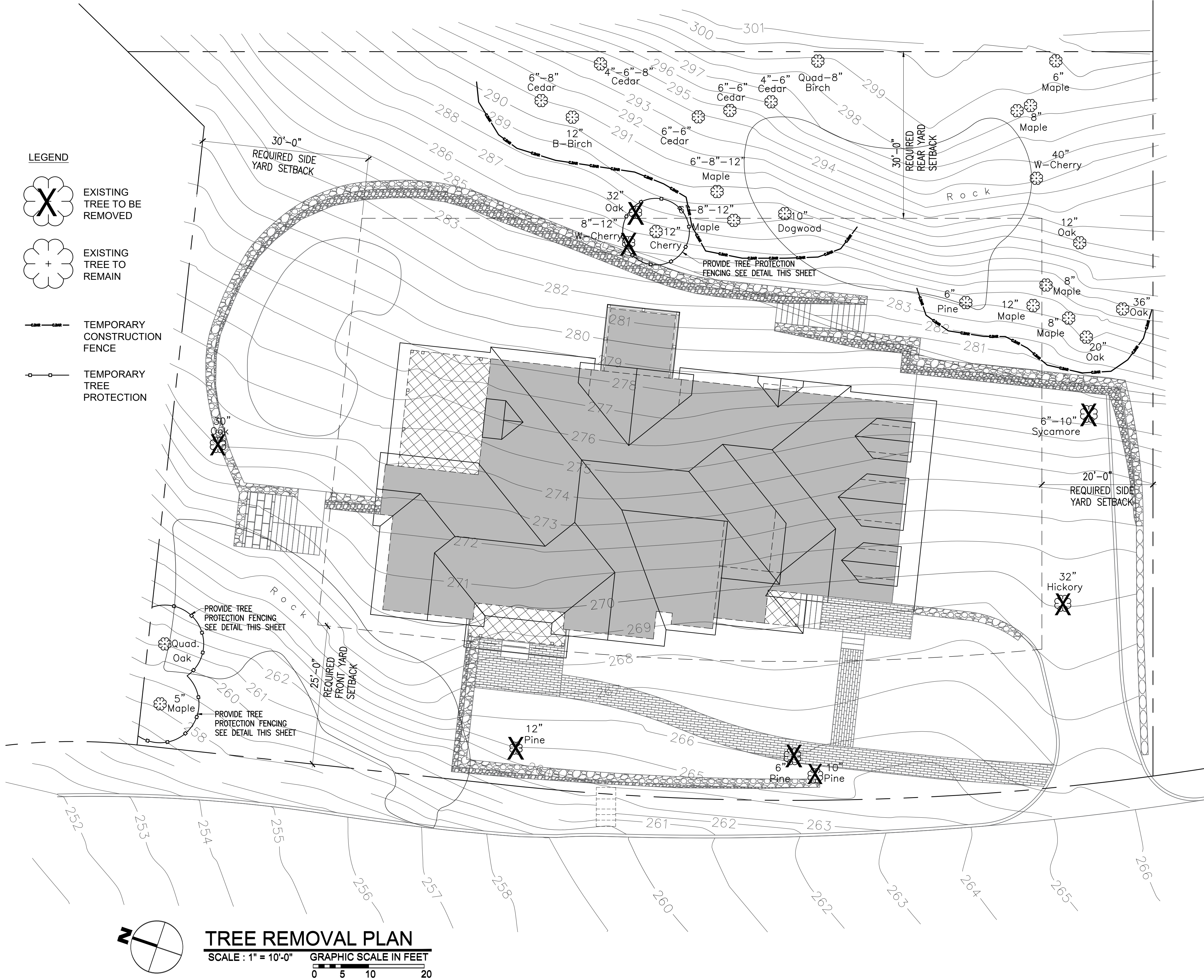
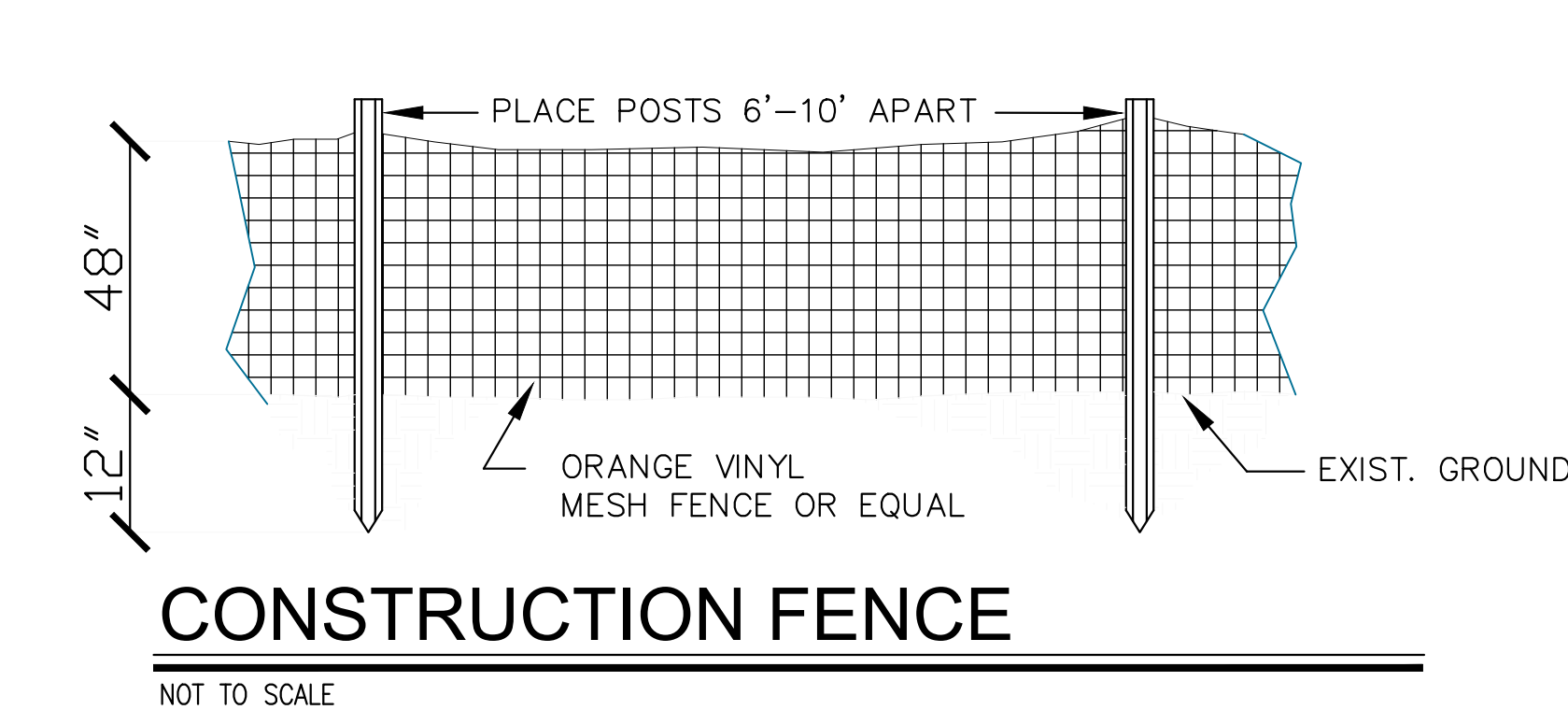
SHEET TITLE:
SLOPE ANALYSIS

DATE: 06/15/2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

SP-1.2



- ADDITIONAL NOTES FOR TREE PROTECTION
1. PRIOR TO INITIATING CONSTRUCTION, HAVE A LICENSED AND QUALIFIED ARBORIST PRUNE DEAD, DAMAGED, OR DISEASED BRANCHES FROM THE TREE.
 2. TREE PROTECTION FENCING SHALL BE POSITIONED AT THE DRIP LINE OF THE TREE OR FURTHER, WHEREVER PRACTICAL. WHERE EXISTING PAVING EXTENDS UNDER THE EXISTING CANOPY, POSITION THE FENCING AT THE EDGE OF PAVING.
 3. TREE PROTECTION FENCING SHOULD NOT BE MOVED OR REMOVED WITH OUT APPROVAL OF THE QUALIFIED PROFESSIONAL.
 4. THE OPERATION OF ANY EQUIPMENT, INCLUDING VEHICLES, SHOULD BE RESTRICTED IN THE VICINITY AND UNDER THE DRIP LINE OF TREES WHERE EVER PRACTICAL.
 5. EXCAVATED MATERIAL, BUILDING MATERIALS, EQUIPMENT, AND SUPPLIES SHALL NOT BE STOCKPILED IN THE VICINITY OF OR UNDER THE DRIP LINE OF TREES.
 6. IF TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION FOR THE FRONT ADDITION TO THE EXISTING HOUSE, EXCAVATION SHALL BE CONTINUED BY EITHER HAND DIGGING OR THE USE OF AN AIR SPADE BLOWING THE DIRT AWAY FROM THE ROOTS FOLLOWED BY HAND-CUTTING THE EXPOSED ROOTS. FOLLOWING ROOT-CUTTING, A SMALL EXCAVATOR CAN BE USED TO DEEPEN THE TRENCH PROVIDED IT IS RUN ON 3/4 INCH PLYWOOD PLACED OVER 8-10 INCHES OF WOOD CHIPS TO PROTECT THE REMAINING ROOTS FROM BEING CRUSHED.
 7. FOLLOW-UP CARE FOR THE TREE IN THE FRONT YARD DISTURBED BY CONSTRUCTION SHALL INCLUDE FERTILIZING THE TREE ONE YEAR AFTER CONSTRUCTION HAS BEEN COMPLETED AND WATERING THE TREE FOR SEVERAL YEARS IN THE EVENT OF DROUGHT.
 8. FOLLOWING COMPLETION OF LANDSCAPING, IMPLEMENT A FOLLOW UP CARE PROGRAM. NEWLY PLANTED MATERIAL SHALL BE INSPECTED EVERY YEAR FOR FIVE YEARS WITH REMEDIAL CARE PROVIDED AS REQUIRED. EXISTING MATERIAL SHALL BE VISUALLY INSPECTED FOR DEAD WOOD, PRUNED AS NEEDED, AND RECEIVE FALL FERTILIZATION EVERY THREE YEARS.



NOT FOR CONSTRUCTION

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GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.

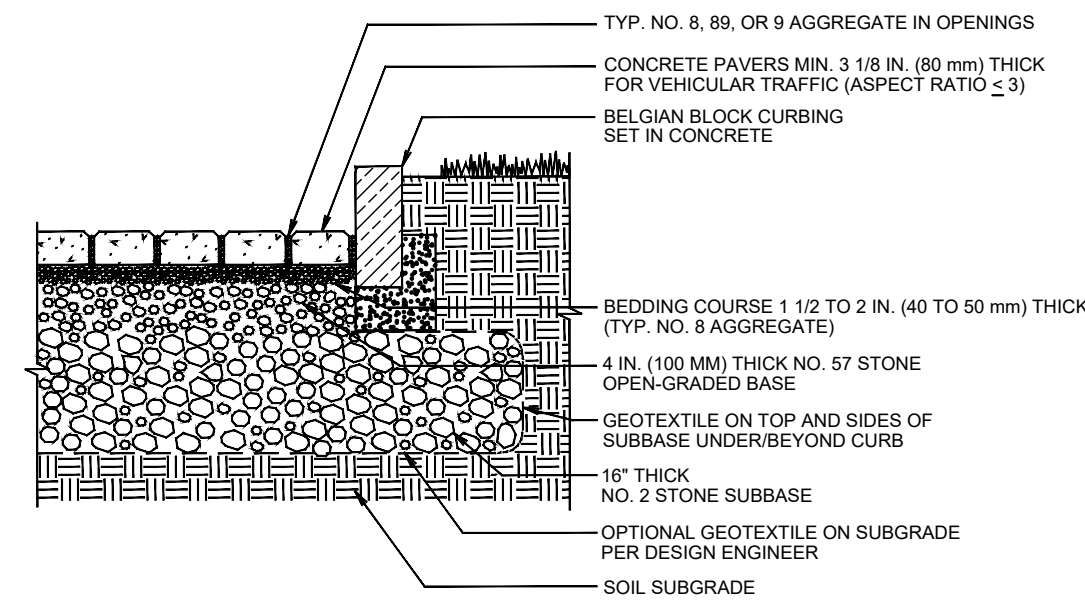
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS
REVISED 12-08-2022
ADDED TREE PROTECTION DETAILS AND NOTES

SHEET TITLE:
PROPOSED TREE REMOVAL PLAN

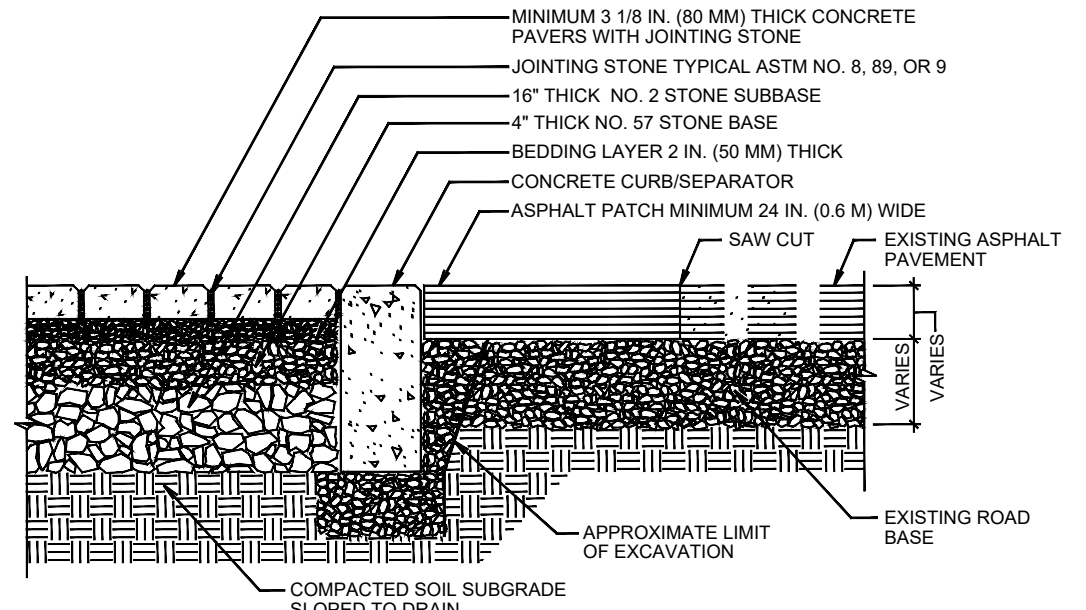
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DRAWN BY: SSJ
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SP-1.3



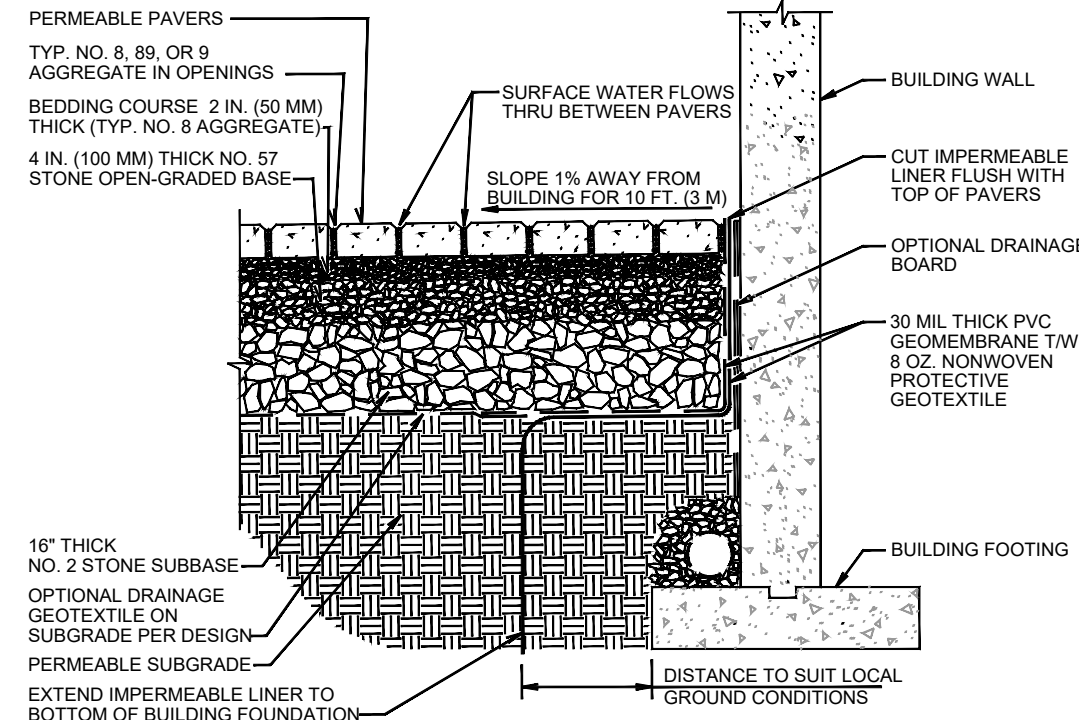
- NOTES:
- 2 3/8 IN. (60 mm) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
 - NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
 - NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.

PERMEABLE PAVEMENT WITH FULL INFILTRATION TO SOIL SUBGRADE



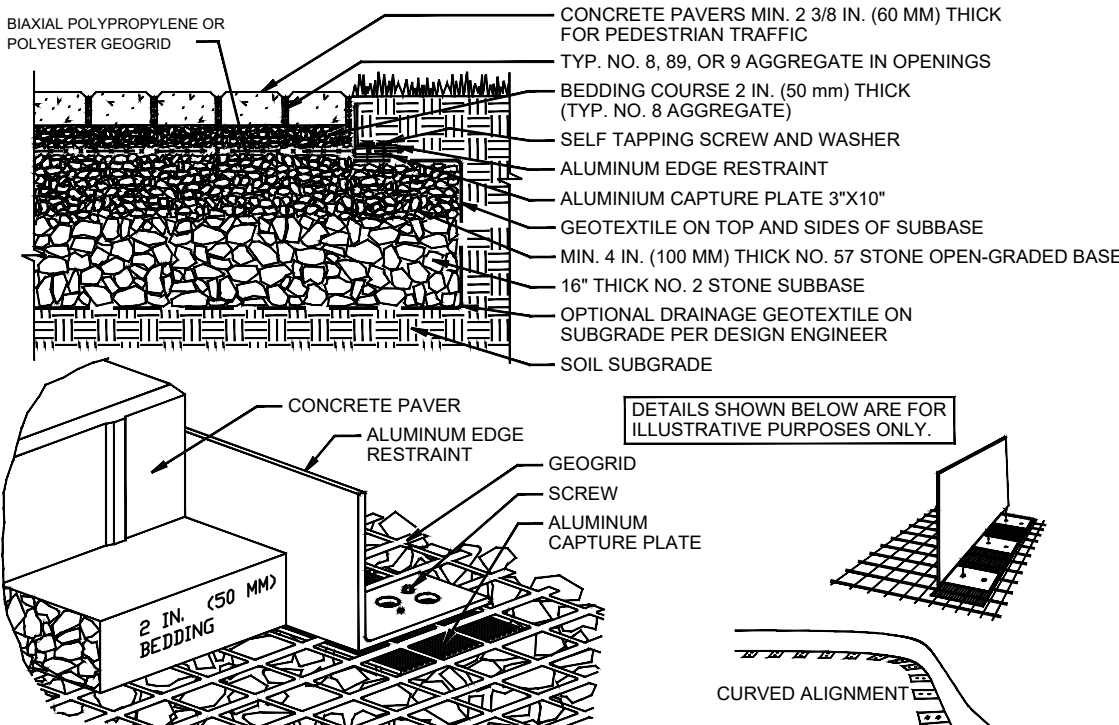
- NOTES:
- 2 3/8 IN. (60 mm) THICK PAVERS MAY BE USED IN RESIDENTIAL APPLICATIONS.
 - NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

FLEXIBLE PAVEMENT TRANSITION DETAIL



- NOTE:
- SELECT GEOTEXTILE PER AASHTO M 288.

FOUNDATION WALL PROTECTION FROM PICP



- NOTES:
- USE 3 1/8 IN. (60 mm) THICK PAVERS IN RESIDENTIAL DRIVEWAY APPLICATIONS.
 - NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
 - SELECT GEOTEXTILE PER AASHTO M 288.

PERMEABLE INTERLOCKING CONCRETE PAVEMENT ALUMINUM EDGE RESTRAINT WITH GEOTEXTILE

PERMEABLE PAVING DETAILS

NOT TO SCALE

IMPERVIOUS COVERAGE PROPOSED

HOUSE	2899 SQ.FT.
GARAGE	825 SQ.FT.
FRONT PORCH	126 SQ.FT.
FAM ENTRY PORCH	36 SQ.FT.
GREAT ROOM PORCH	304 SQ.FT.
STEPS	
AT FRONT PORCH	15 SQ.FT.
AT FAMILY ENT. PORCH	24 SQ.FT.
AT FRONT WALKWAY	12 SQ.FT.
AT BRKFST ROOM	64 SQ.FT.
STONE WALLS	
FRONT	186 SQ.FT.
N. SIDE & REAR	305 SQ.FT.
S. SIDE & REAR	300 SQ.FT.
SIDE STONE STAIRS	140 SQ.FT.
REAR STONE STAIRS	68 SQ.FT.
SWIMMING POOL	620 SQ.FT.
DRIVEWAY	1,986 SQ.FT.
TOTAL	7,910 SQ.FT.

7910 / 23337 GROSS LOT AREA = 33.89%

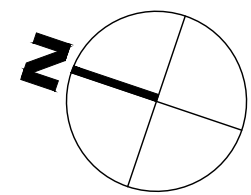
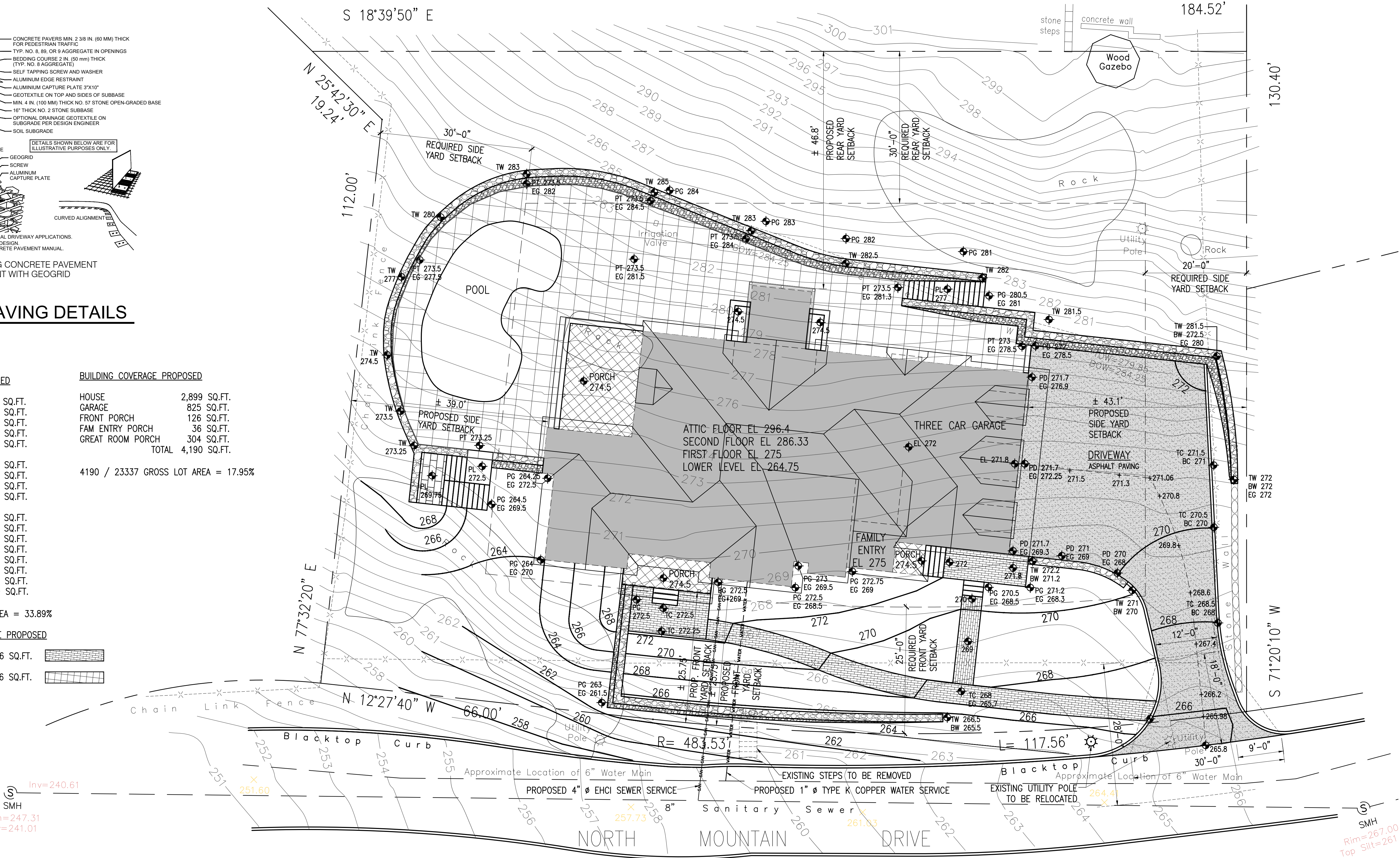
PERVIOUS SURFACES COVERAGE PROPOSED

FRONT WALK	666 SQ.FT.	
REAR PERVIOUS TERRACE	2276 SQ.FT.	

BUILDING COVERAGE PROPOSED

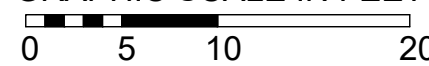
HOUSE	2,899 SQ.FT.
GARAGE	825 SQ.FT.
FRONT PORCH	126 SQ.FT.
FAM ENTRY PORCH	36 SQ.FT.
GREAT ROOM PORCH	304 SQ.FT.
TOTAL	4,190 SQ.FT.

4190 / 23337 GROSS LOT AREA = 17.95%



PROPOSED SITE PLAN

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:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: 2207

GOTHAM DESIGN

PLANNING AND DEVELOPMENT LTD.

329 Broadway
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email: arch329@gmail.com

ISSUED / REVISIONS

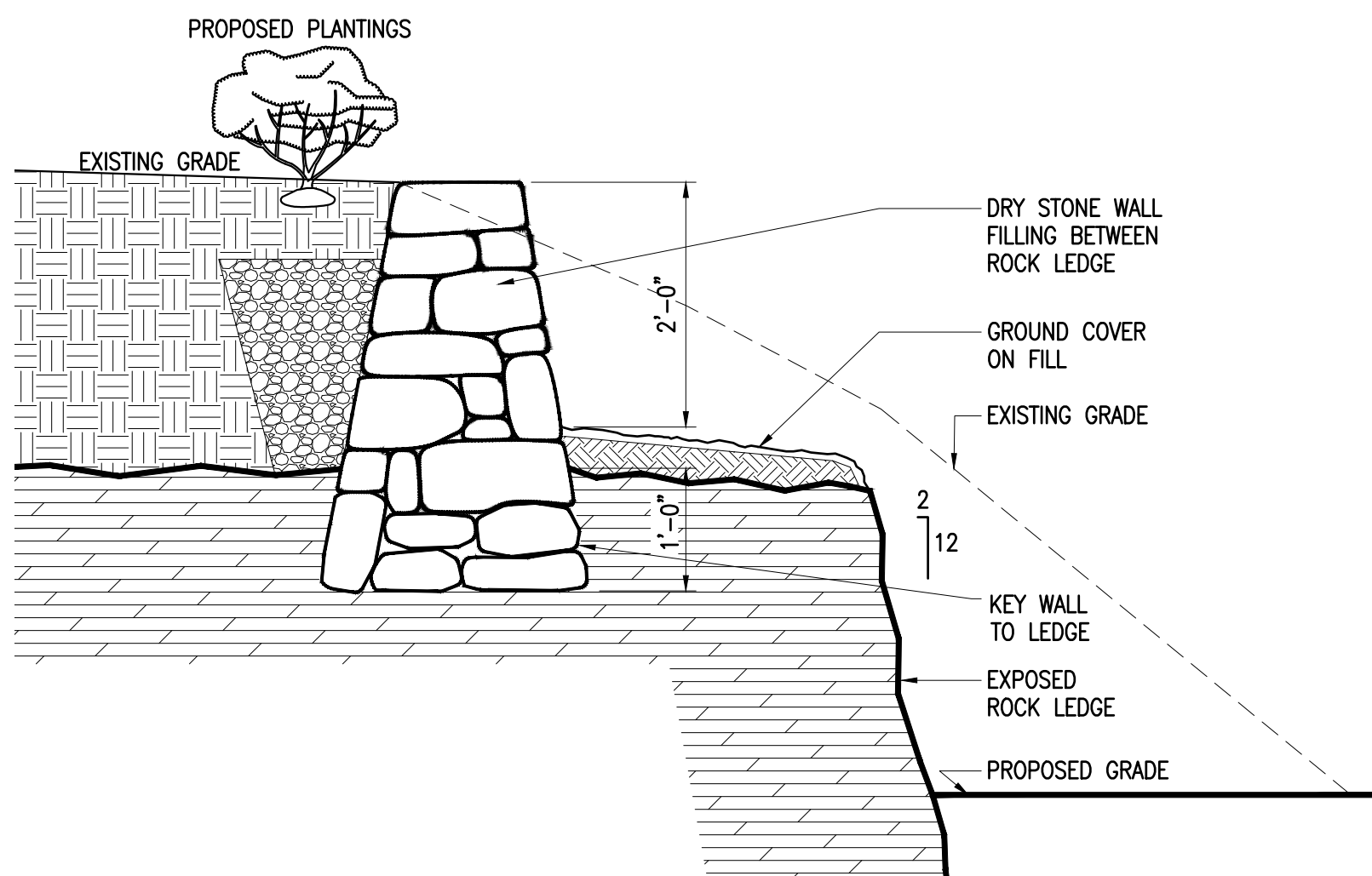
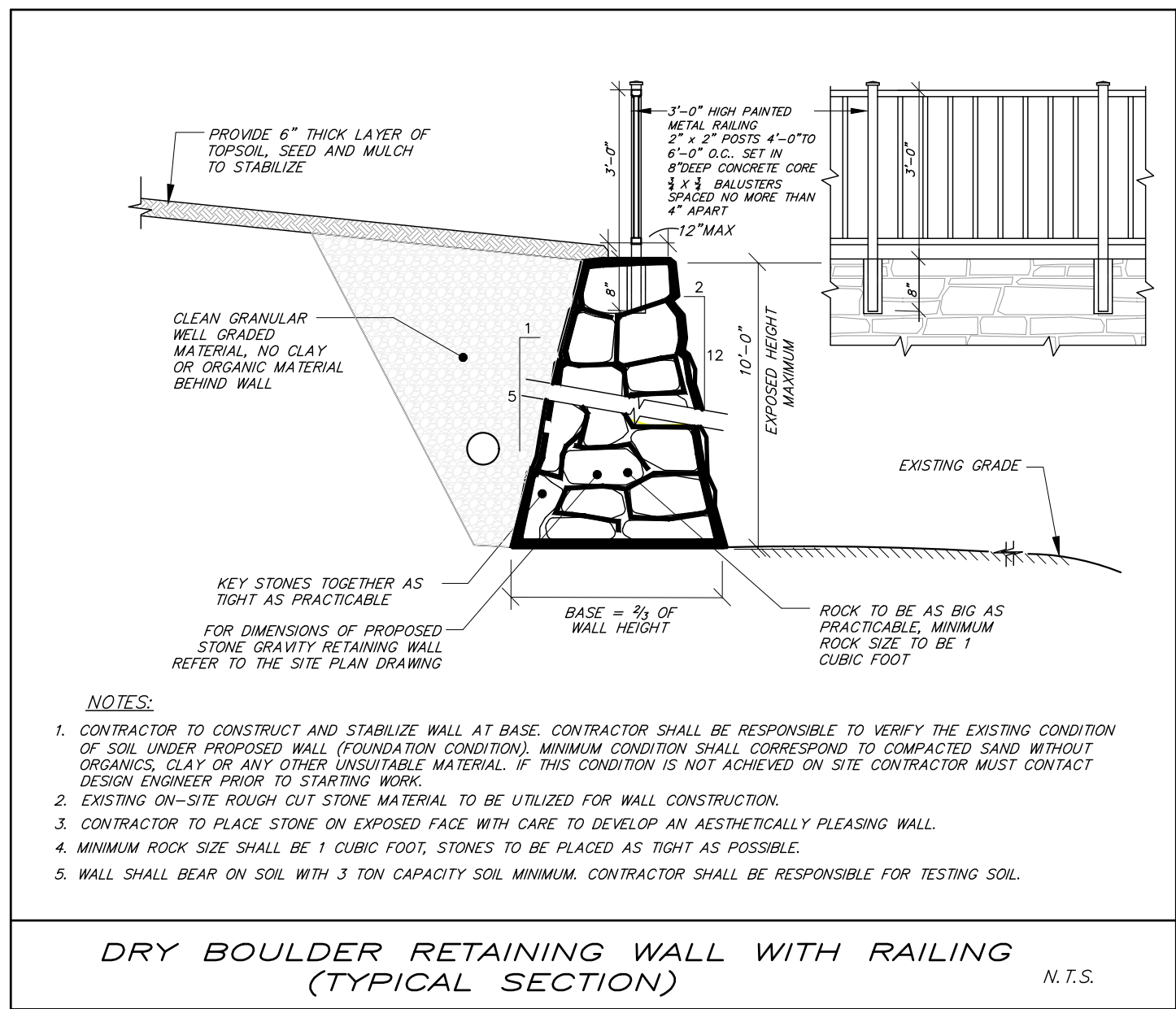
REVISED	11-29-2022
PROPOSED DRIVEWAY WILL BE ASPHALT PAVING (IMPERVIOUS) CHANGED IMPERVIOUS AND PERVIOUS COVERAGE SQUARE FOOTAGE NUMBERS	
REVISED	12-08-2022
DRIVEWAY TO STREET S. RET'G WALL AT PROP LINE FRONT RET'G WALL @ DRIVEWAY IMPERVIOUS CALCULATIONS PERVIOUS CALCULATIONS ADDED WATER AND SEWER SERVICE LINES FROM STREET RELOCATE EX. UTILITY POLE	

PROPOSED PERMEABLE PAVING PLAN

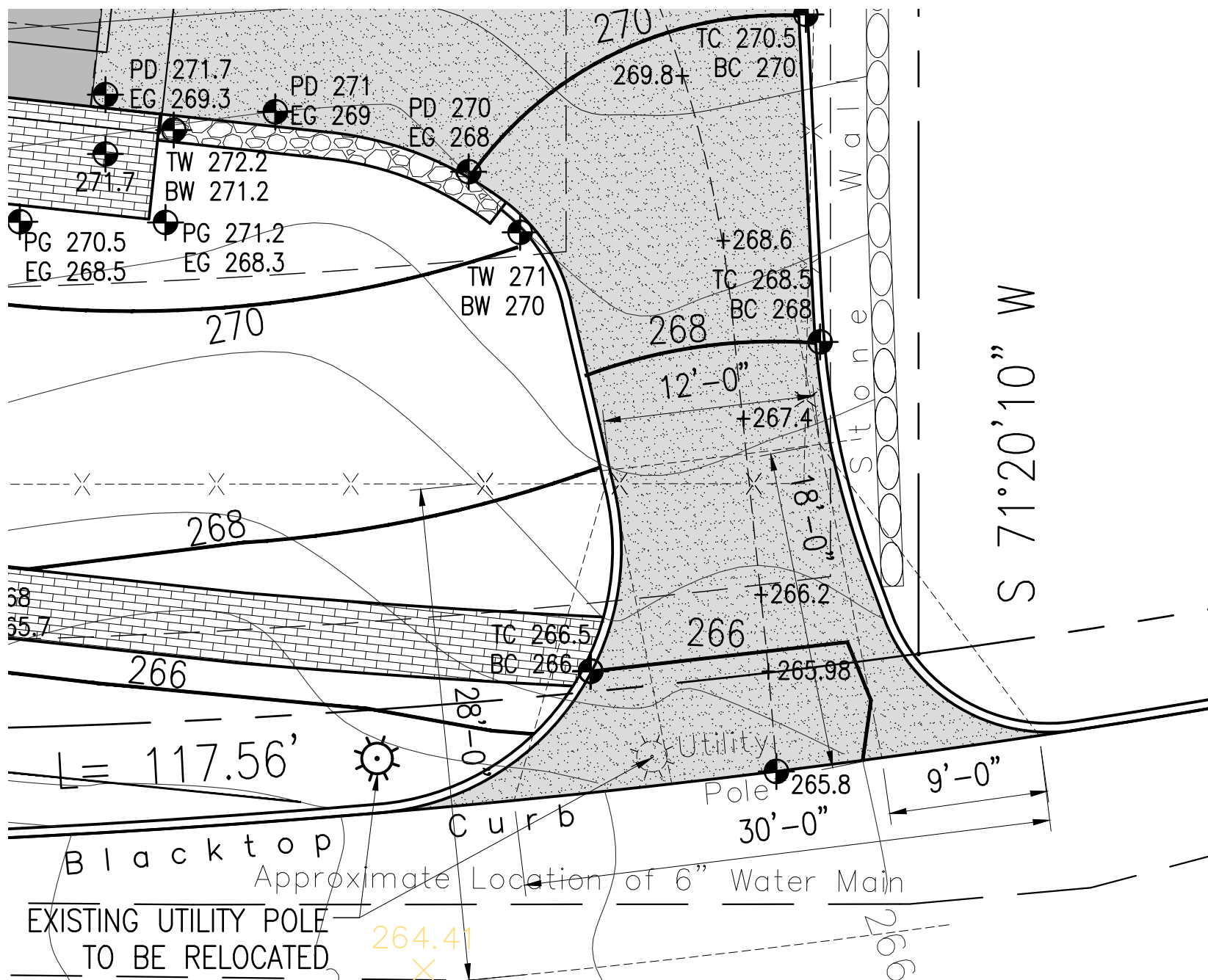
DATE: 11-14-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

SP-1.4

NOT FOR CONSTRUCTION



EXPOSED LEDGE ROCK AND DRY STONE RETAINING WALL
NOT TO SCALE



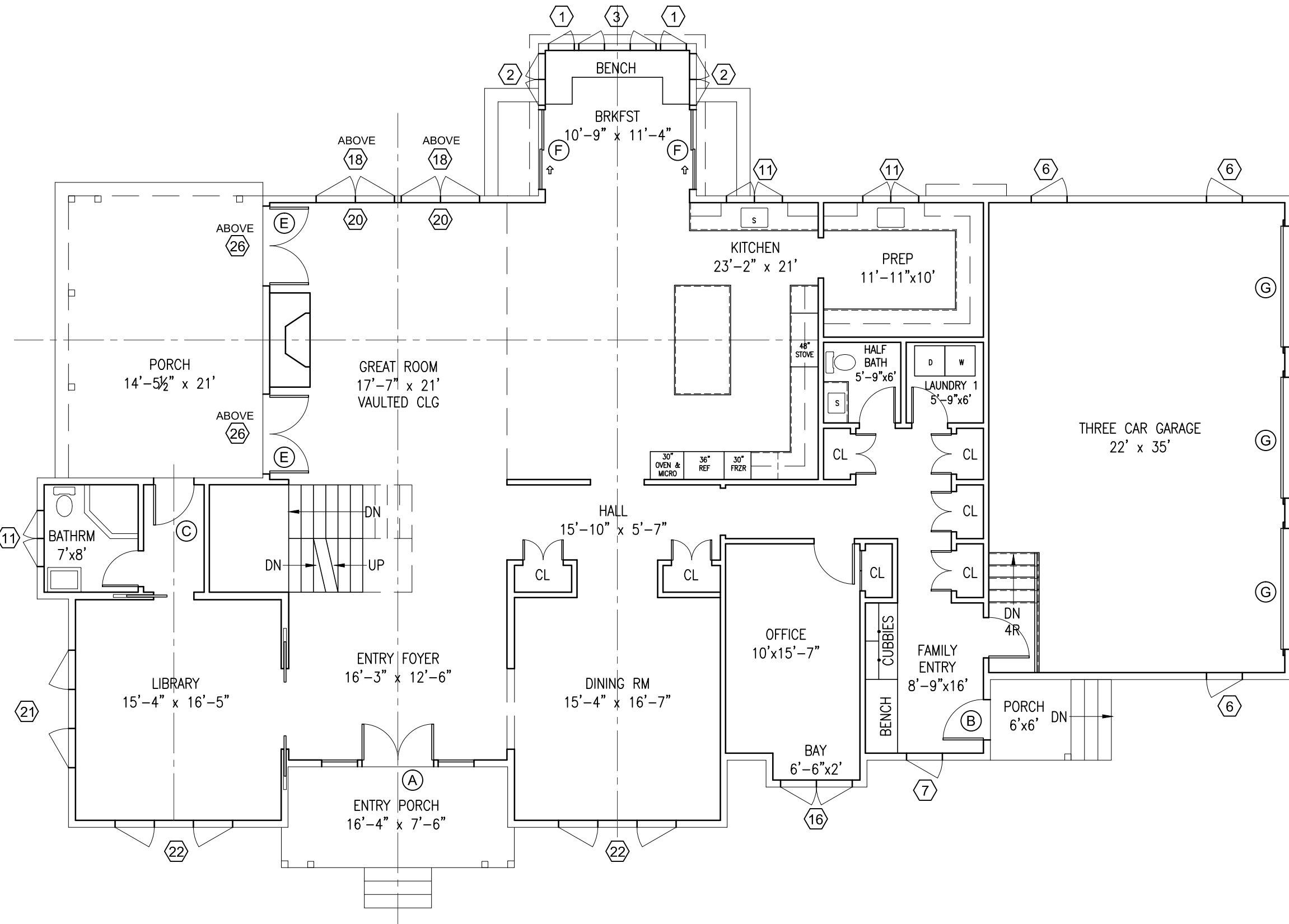
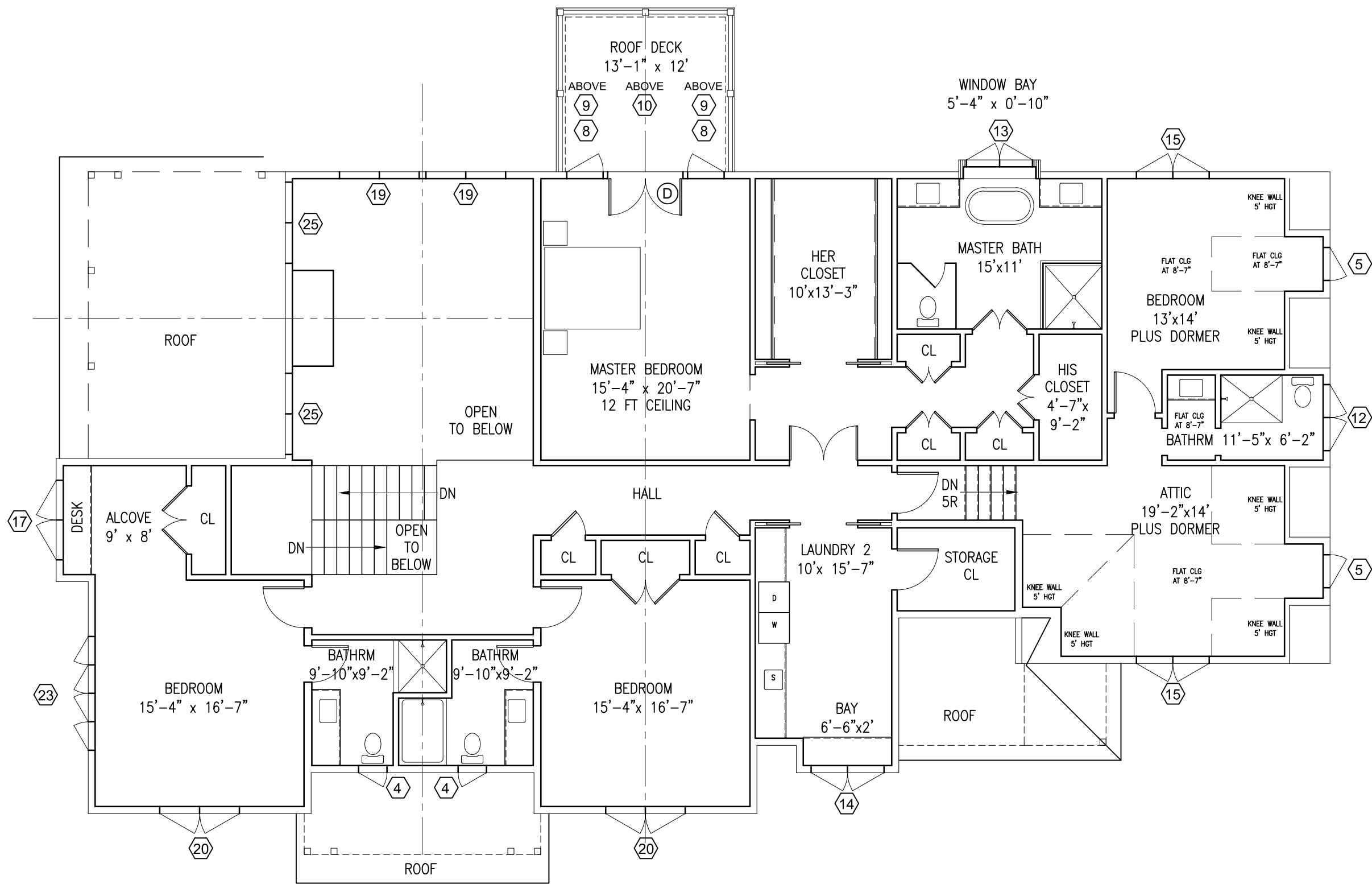
DOOR SCHEDULE GIGLIO 79 NORTH MOUNTAIN DRIVE DOBBS FERRY, N.Y. 10522										
EXTERIOR										
SYM	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	SHGC	GRILLES	NOTES
A		SWINGING DOOR SIDELIGHT	(2) 2'-8" x 8'-0" 2'-8" x 8'-0"	5'-7" x 8'-2 1/2" 2'-11" x 8'-2 1/2"	1 2	DOUBLE PANE LOW E INSUL GLASS DOUBLE PANE LOW E INSUL GLASS				
B		SWINGING DOOR	3'-0" x 8'-0"	3'-3" x 8'-2 1/2"	1					
C		SWINGING DOOR	3'-0" x 8'-0"	3'-3" x 8'-2 1/2"	1					
D	PELLA	CLAD PATIO HINGED DR	2 PANEL ASCPHD 6796	5'-7" x 8'-0"	1	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GLASS	0.26	0.23	2W 3H	
E	PELLA	CLAD PATIO HINGED DR	2 PANEL ASCPHD 7296	6'-0" x 8'-0"	2	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GLASS	0.26	0.23	2W 3H	
F	PELLA	CLAD SLIDING PATIO DR	2 PANEL AS SPD 7296	6'-0" x 8'-0"	2	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GLASS	0.26	0.23	2W 3H	
G	PELLA	CLAD PATIO HINGED DR	4 PANEL AS SPD 14196	11'-8 7/8" x 8'-0"	1	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GLASS	0.26	0.23		
H		OVERHEAD DOOR	9'-0" x 8'-0"	9'-0" x 8'-0"	3	DOUBLE PANE LOW E INSUL GLASS			{ 3 } 3W 1H	
	PELLA	ARCHITECT SERIES	CLAD							

- GLAZING NOTES:
- PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING WITHIN 18 INCHES OF ANY FLOOR.
 - PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
EXCEPTION: 1. DECORATIVE GLAZING 2. THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING. 3.WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.
 - PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING IN ALL HAZARDOUS LOCATIONS. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.
EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY, AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.
 - PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING THAT IS WITHIN 60 INCHES FROM THE BOTTOM OF ANY STAIR AND LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR OR LANDING. FOR MORE INFORMATION REFER TO SECTION 308 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

WINDOW SCHEDULE GIGLIO 79 NORTH MOUNTAIN DRIVE DOBBS FERRY, N.Y. 10522										
SYM	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	SHGC	GRILLES	NOTES
1	PELLA	CLAD CASEMENT	ASCC 2371	1'-11 3/4" x 5'-11 3/4"	2 (1 L, 1R)	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.25	2W 3H	
2	PELLA	CLAD CASEMENT	ASCC 2371 2W	3'-10 3/4" x 5'-11 3/4"	2 L, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 3H	
3	PELLA	CLAD CASEMENT	ASCC 2371 3W	5'-9 3/4" x 5'-11 3/4"	1 L, F, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 3H	
4	PELLA	CLAD CASEMENT	ASCC 2535	2'-1 3/4" x 2'-11 3/4"	2 (1 L, 1 R)	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
5	PELLA	CLAD CASEMENT	ASCC 2941	2'-5 3/4" x 3'-5 3/4"	2 (1 L, 1 R)	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
6	PELLA	CLAD CASEMENT	ASCC 3241	2'-8 3/4" x 3'-5 3/4"	3 (1 L, 2 R)	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
7	PELLA	CLAD CASEMENT	ASCC 3253	2'-8 3/4" x 4'-5 3/4"	1 L	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
8	PELLA	CLAD CASEMENT	ASCC 3271	2'-8 3/4" x 5'-11 3/4"	2 (1 L, 1 R)	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 3H	
9	PELLA	CLAD CASEMENT	ASCC 3232	2'-8 3/4" x 2'-8 3/4"	2 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
10	PELLA	CLAD CASEMENT	ASCC 6732	5'-7" x 2'-8 3/4"	1 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	MATCH WIDTH OF DOOR
11	PELLA	CLAD CASEMENT	ASCC 2547 2W	4'-2 3/4" x 3'-11 3/4"	3 L, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
12	PELLA	CLAD CASEMENT	ASCC 2941 2W	4'-10 3/4" x 3'-5 3/4"	1 L, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
13	PELLA	CLAD CASEMENT	ASCC 2965 2W	4'-10 3/4" x 5'-5 3/4"	1 L, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 3H	
14	PELLA	CLAD CASEMENT	ASCC 3247 2W	5'-4 3/4" x 3'-11 3/4"	1 L, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
15	PELLA	CLAD CASEMENT	ASCC 3259 2W	5'-4 3/4" x 4'-11 3/4"	2 L, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	EGRESS
16	PELLA	CLAD CASEMENT	ASCC 3241 2W OVER ASCC 3241 2W	5'-4 3/4" x 6'-10 3/4"	L, R 1 OVER L, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL. DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H 2W 2H	
17	PELLA	CLAD CASEMENT	ASCC 3541 2W	5'-10 3/4" x 3'-5 3/4"	1 L, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
18	PELLA	CLAD CASEMENT	ASCC 3553 2W	5'-10 3/4" x 4'-5 3/4"	2 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
19	PELLA	CLAD CASEMENT	ASCC 3559 2W	5'-10 3/4" x 4'-11 3/4"	2 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
20	PELLA	CLAD CASEMENT	ASCC 3571 2W	5'-10 3/4" x 5'-11 3/4"	4 L, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 3H	EGRESS
21	PELLA	CLAD CASEMENT	ASCC 3547 3W	8'-9 3/4" x 3'-11 3/4"	1 L, F, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
22	PELLA	CLAD CASEMENT	ASCC 3571 3W	8'-9 3/4" x 5'-11 3/4"	2 L, F, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 3H	
23	PELLA	CLAD CASEMENT	ASCC 2535 4W	8'-4 3/4" x 2'-11 3/4"	1 L,L,R,R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
24	PELLA	CLAD AWNING	ASCA 3535 4W	11'-8 3/4" x 2'-11 3/4"	1	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	
25	PELLA	CLAD CASEMENT	ASCC 35.5 3S 2W	6'-0" x 2'-11 3/4"	2 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	MATCH WIDTH OF DOOR
26	PELLA	CLAD CASEMENT	ASCC 35.5 53 2W	6'-0" x 4'-5 3/4"	2 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL GL.	0.26	0.26	2W 2H	MATCH WIDTH OF DOOR
	PELLA	ARCHITECT SERIES	CLAD	COLOR-						

EGRESS WINDOW:
REQUIREMENTS OF SECTION R310.2.1
FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
OPENINGS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24 INCHES.
THE NET CLEAR WIDTH OPENING SHALL NOT BE LESS THAN 20 INCHES.
GRADE FLOOR OPENINGS OR BELOW GRADE OPENINGS SHALL HAVE A
CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET.

R310.2.2- WHERE A WINDOW IS PROVIDED AS THE EMERGENCY
ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL
HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.



NOT FOR CONSTRUCTION

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



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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.

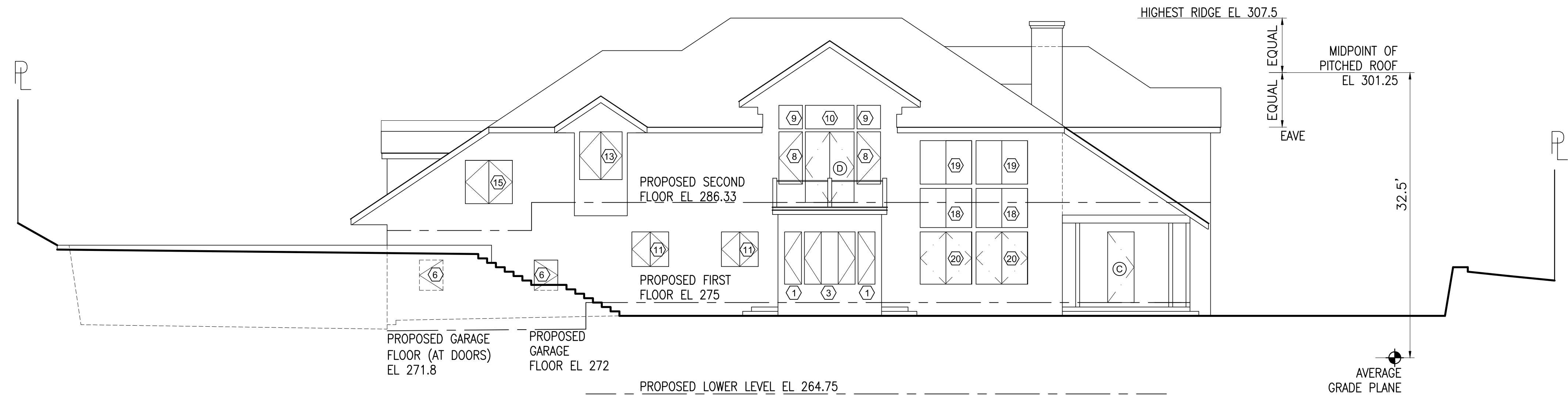
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Fax: (914) 693-5390
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ISSUED / REVISIONS
REVISED 11-22-2022
ADDED EXTERIOR WINDOW AND DOOR SCHEDULES

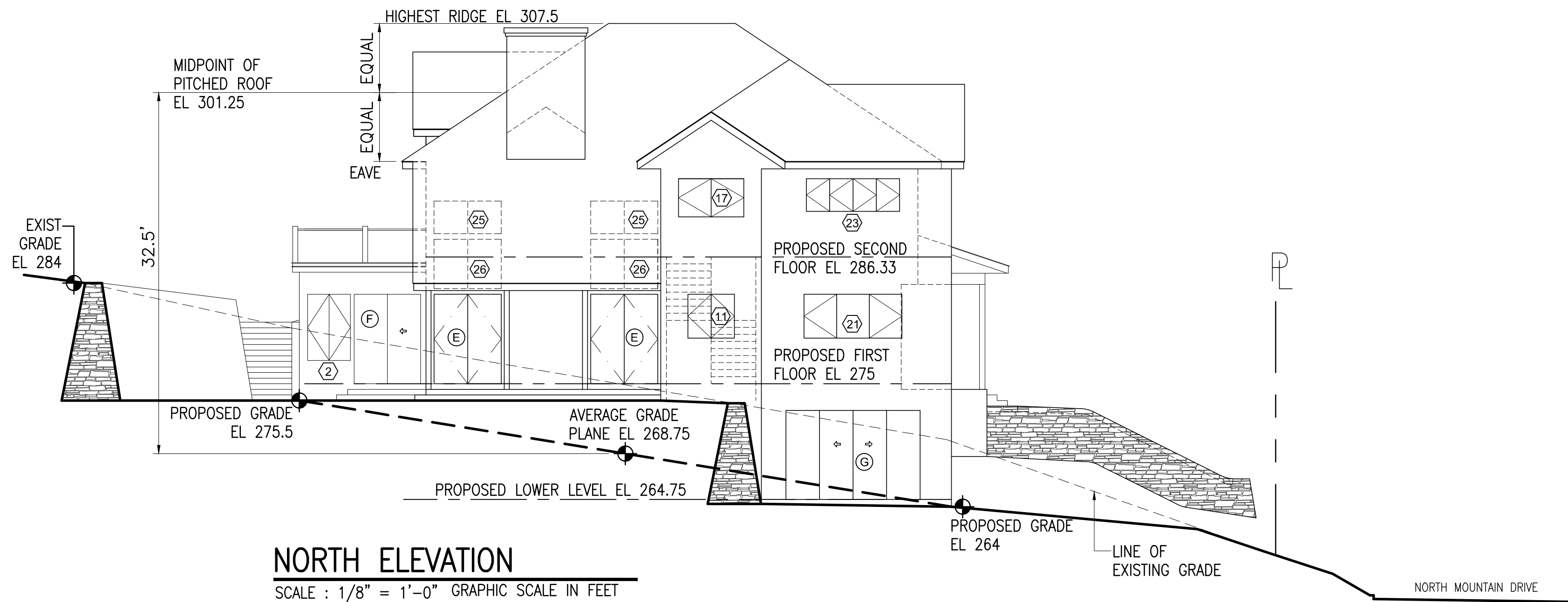
SHEET TITLE:
PROPOSED FLOOR PLANS

DATE: 10-13-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

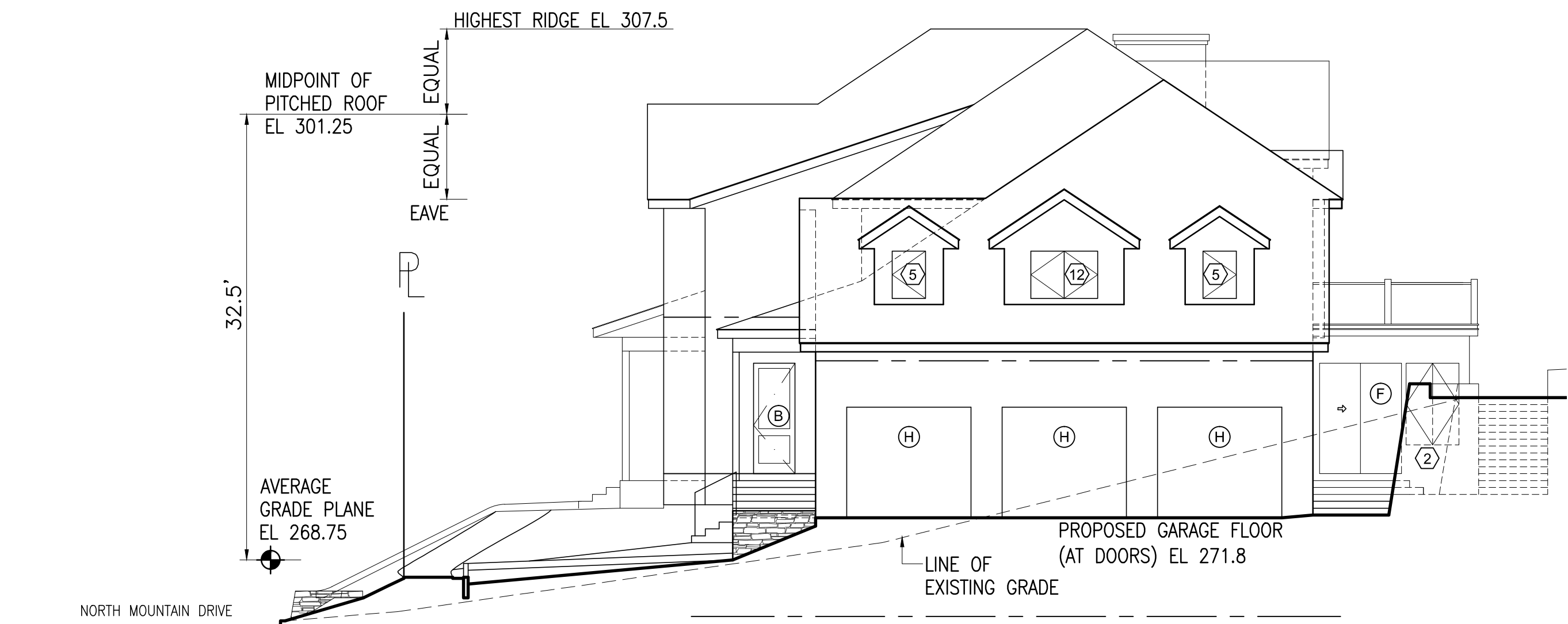
SP-2



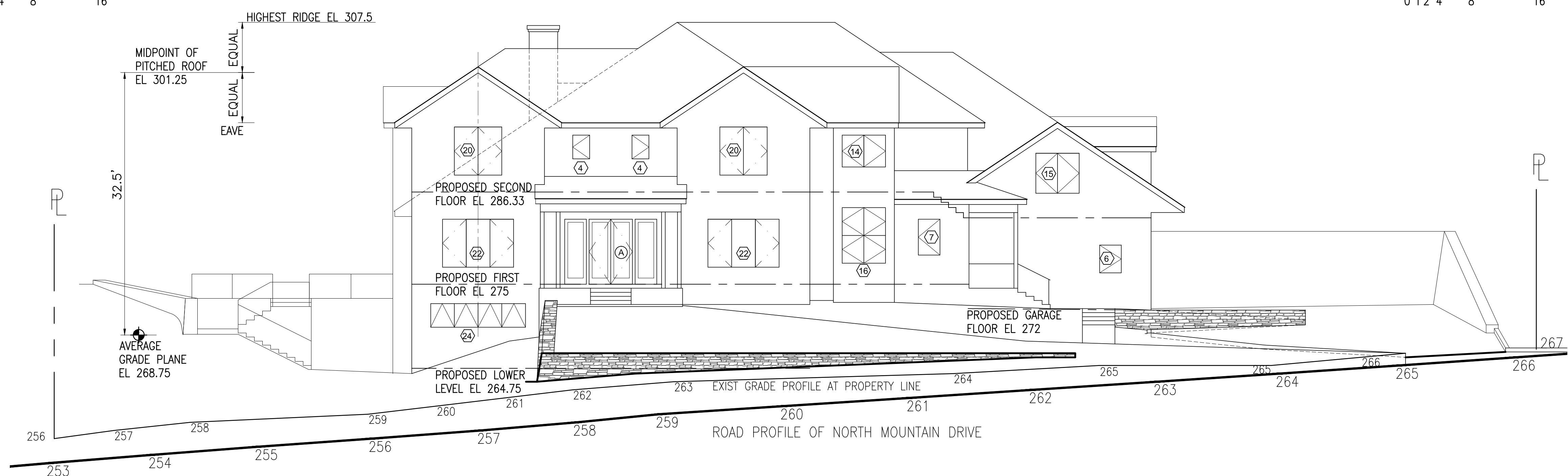
EAST ELEVATION
SCALE : 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 2 4 8 16



NORTH ELEVATION
SCALE : 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 2 4 8 16



SOUTH ELEVATION
SCALE : 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 2 4 8 16



WEST ELEVATION (NORTH MOUNTAIN DRIVE)
SCALE : 1/8" = 1'-0" GRAPHIC SCALE IN FEET
0 2 4 8 16

NOT FOR CONSTRUCTION

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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

GOTHAM DESIGN
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ISSUED / REVISIONS
REVISED 11-22-2022
ADDED EXTERIOR WINDOW AND DOOR SCHEDULES

SHEET TITLE:
PROPOSED ELEVATIONS

DATE: 10-13-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

SP-3

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:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.

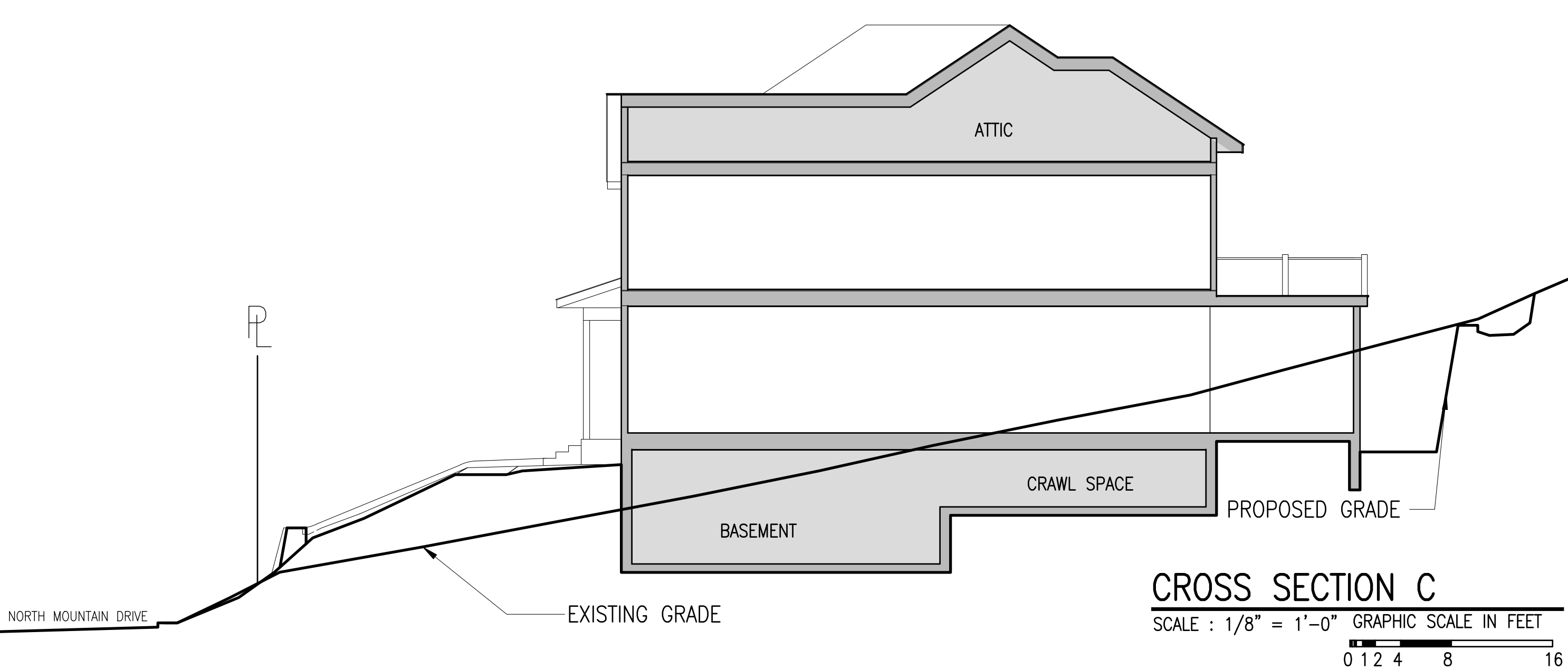
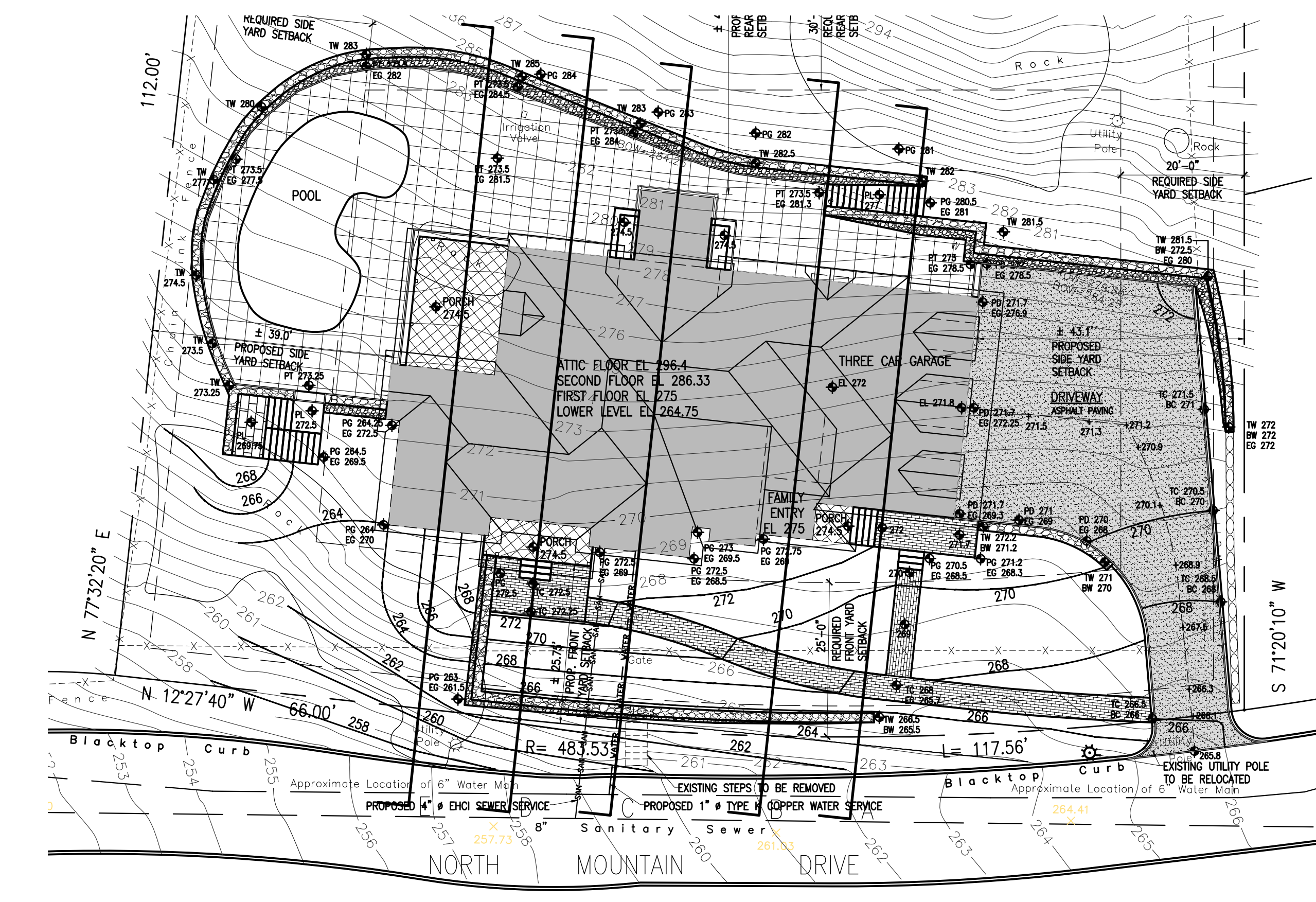
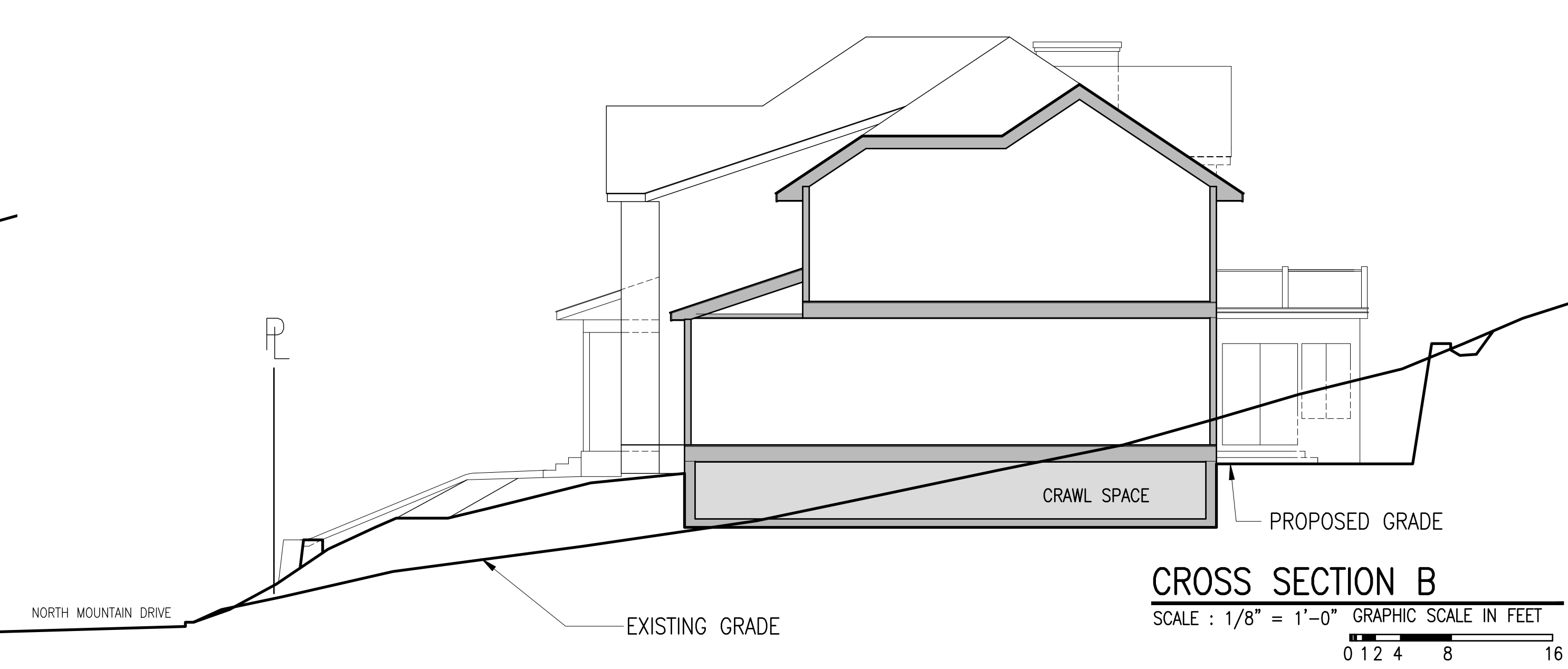
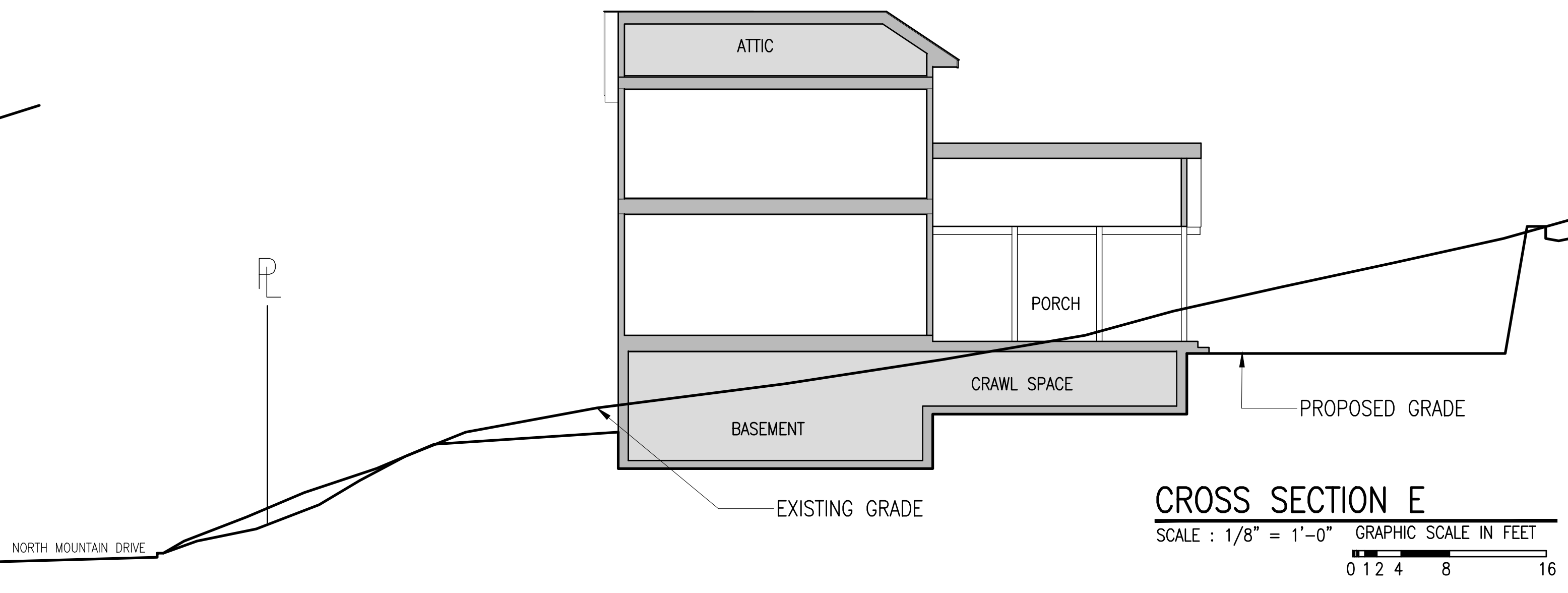
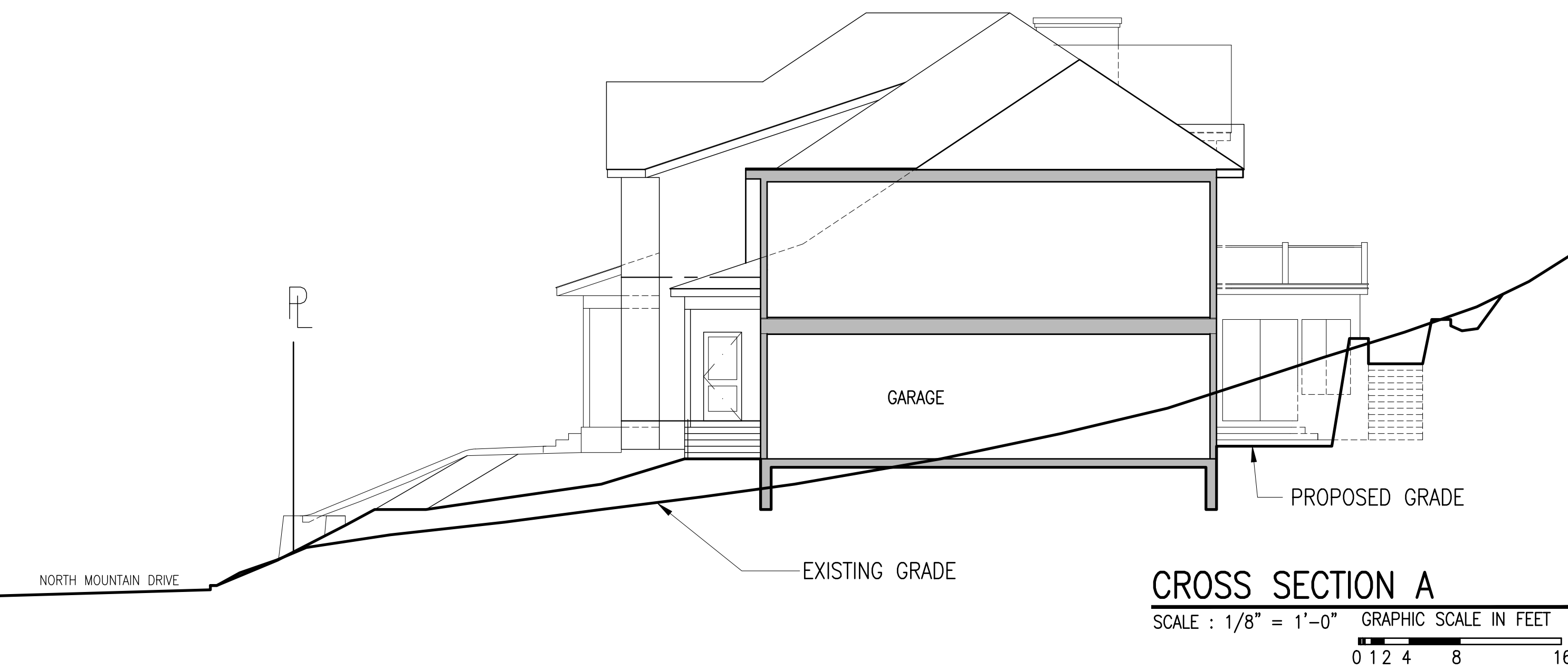
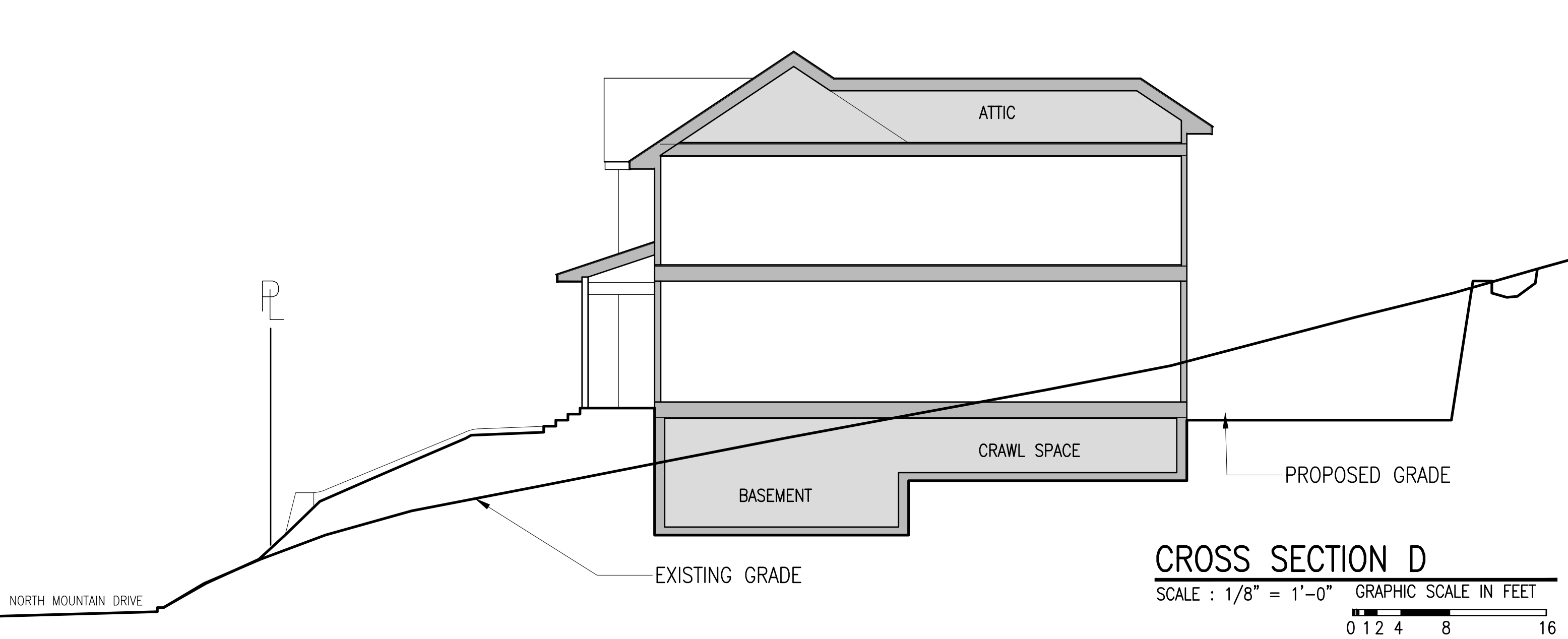
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ISSUED / REVISIONS

SHEET TITLE:
CROSS SECTIONS

DATE: 10-13-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

SP-4



NOT FOR CONSTRUCTION