





Child/Dabiri Alteration
111 Bellair Drive
Dobbs Ferry, NY

CONSTRUCTION
DOCUMENTS

date:
JULY 14, 2022

drawn by:

scale:

title:
TITLE SHEET

number:

T100





Child/Dabiri Alteration
111 Bellair Drive
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2 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"



324.05

320.35

318.67

ARCHITECTURAL SURVEY OF
TAX LOT 4 AND 5 IN BLOCK 141, SECTION 3.160
AS SHOWN IN THE OFFICIAL TAX MAPS OF
VILLAGE OF DOBBS FERRY

LOCATED AT
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY STATE OF NEW YORK.

ADDRESS: 1644 PARKER STREET, BRONX, N.Y.

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Summit Land Surveying P.C.

21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

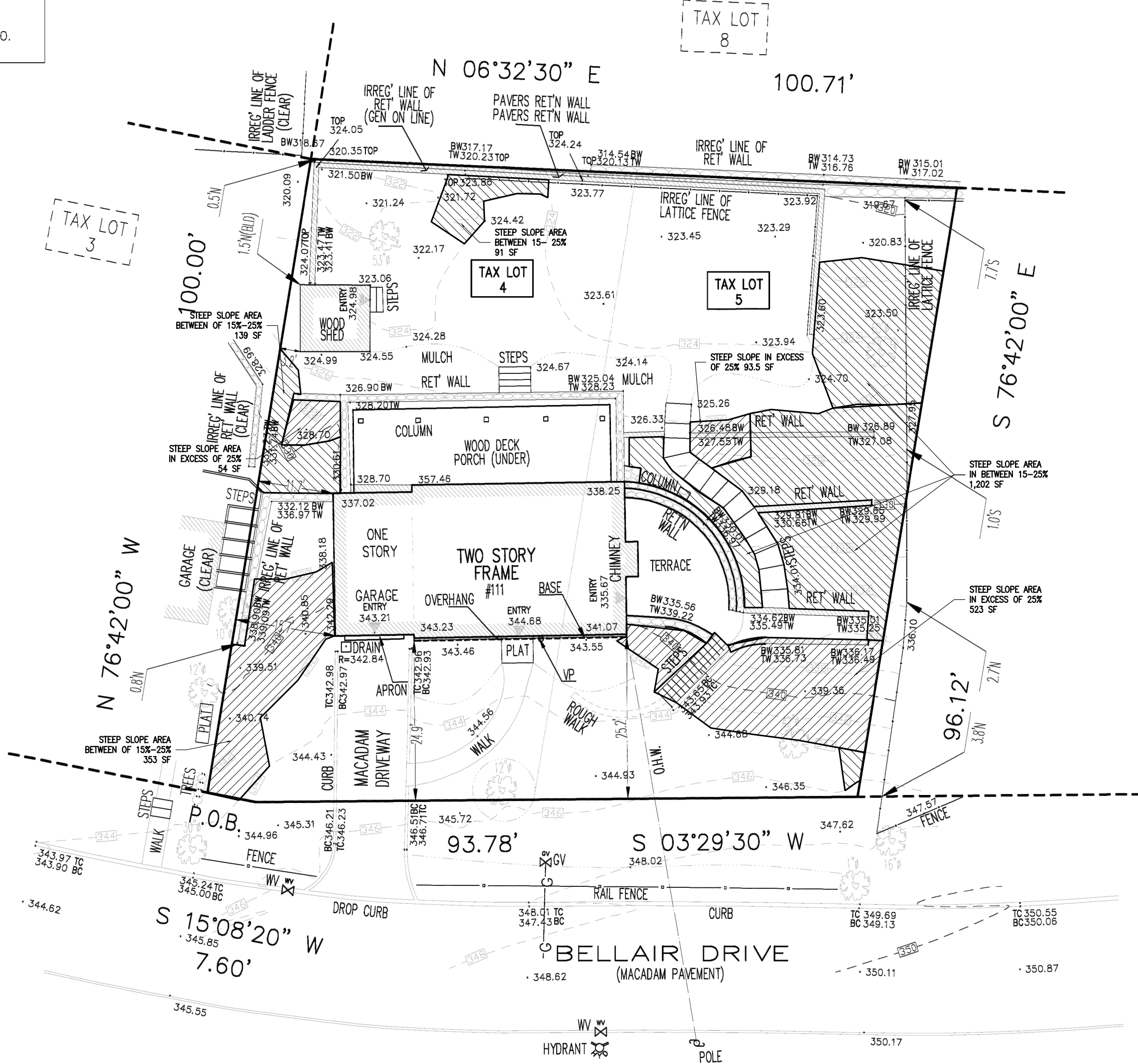
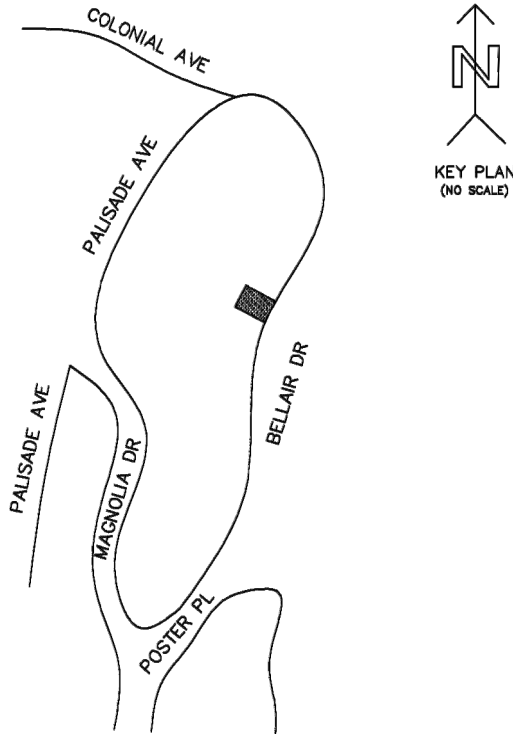
This is to certify that this map and the survey on which it is based were
made in accordance with the "Minimum Standard" Detail Requirements
for the New York State Association of Land Surveyors.

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



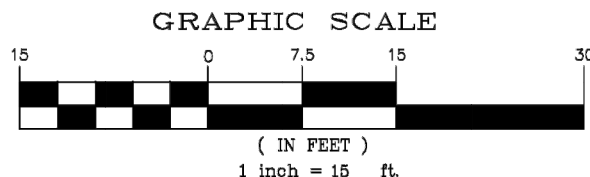
- NOTE:
- ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 VERTICAL DATUM.
 - THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS.
 - SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
 - WATER, ELECTRIC AND GAS LINES SHOWN HEREON ARE TAKEN FROM FIELD MARKING AND MUST BE VERIFIED BEFORE ANY DESIGN.
 - CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.



LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W-WATER MAIN
- S-SEWER LINE
- E-ELECTRIC LINE
- G-GAS LINE
- OVER HEAD WIRES
- CHAIN LINK FENCE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- LEGAL GRADE
- C-CABLE LINE

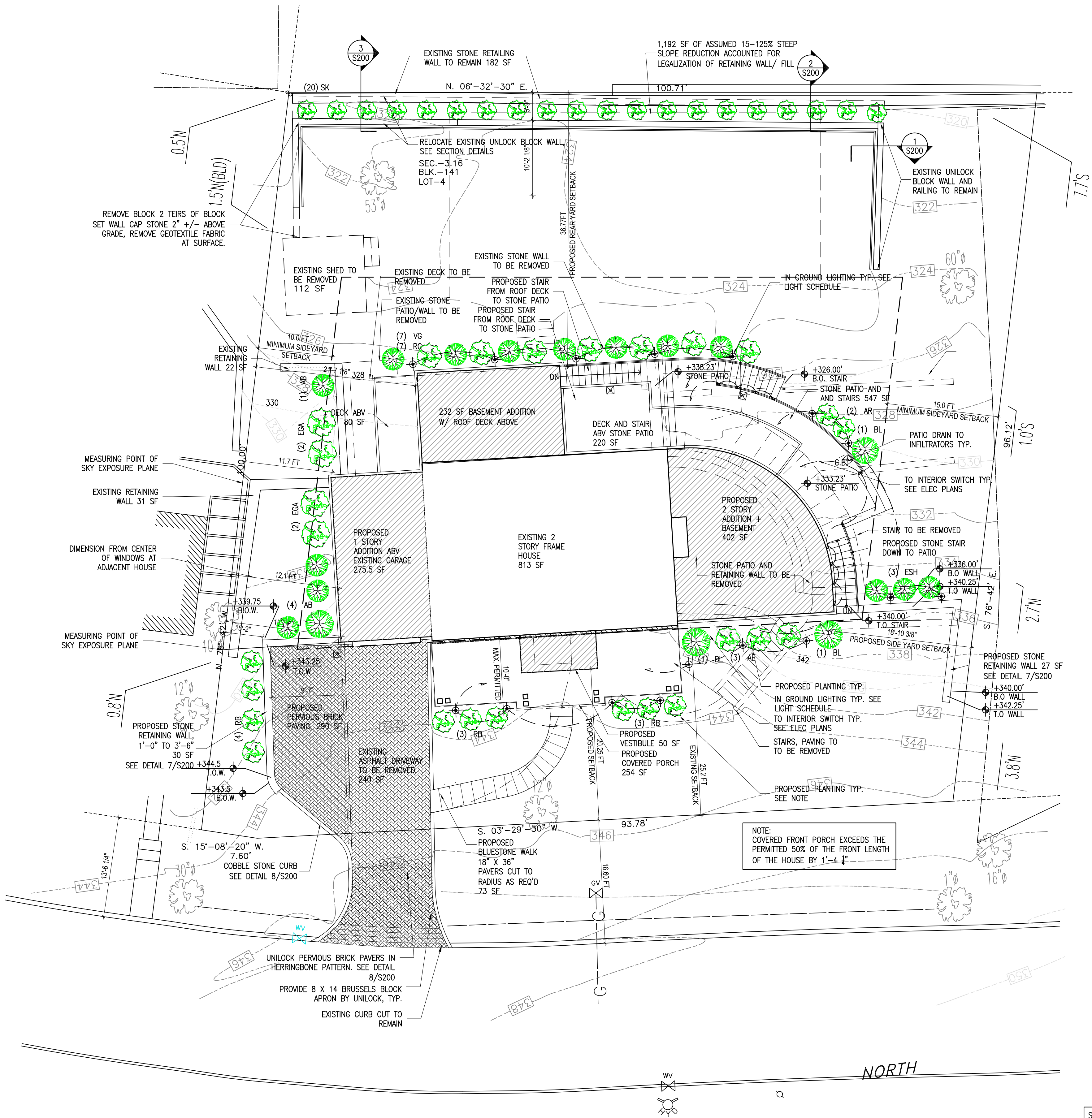


SCALE: 1"=15'
Measurement in U.S. Standard.
DATE: FEBRUARY 23, 2022.
JOB NUMBER
WCRO34P81-8230-92(TOPO).

REVISIONS			
NO.	DATE	DESC.	BY
		BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.	
		A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED.	
		UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.	

Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable.
(NOT FOR TITLE TRANSFER)

TOTAL AREA = TAX LOT 4 AND 5 ±9,878 Sq Ft ±0.23Ac.



EXTERIOR LIGHT FIXTURE SCHEDULE					
SYMBOL	LOCATION	DESCRIPTION	MNF.	CAT. NO.	LAMP COMMENTS
	EXTERIOR LANDSCAPING	EXTERIOR IN GROUND LIGHT		HARDY ISLAND M216710	LED BRONZE
	EXTERIOR LANDSCAPING	STEP LIGHTS	HINKLEY	HARDY ISLAND M21594-LL	LED BRONZE

SEE LIGHTING SCHEDULE ON SP110 FOR EXTERIOR LANDSCAPE LIGHTING SPECIFICATIONS. SEE CONSTRUCTION PLANS FOR EXTERIOR LIGHTING MOUNTED TO HOUSE.

EXTERIOR LIGHTING LEVELS TO COMPLY W/ SECTION 300 -41 OF THE DOBBS FERRY BUILDING CODE.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THESE DOCUMENTS IN ANY WAY.

DRAWING INDEX:	
S100	SITE PLAN ZONING, LANDSCAPING
S101	STORMWATER MANAGEMENT AND SEDIMENT CONTROL
S200	SITE DETAILS, PREVAILING FRONT SETBACK DIAGRAM
SP100	GENERAL NOTES AND SPECIFICATIONS
SP101	GENERAL NOTES AND SPECIFICATIONS
SP200	PRODUCT SCHEDULES
D100	DEMOLITION PLANS
A100	CONSTRUCTION PLANS
A101	CONSTRUCTION PLANS
ST100	STRUCTURAL PLANS
ST101	STRUCTURAL PLANS
E100	ELECTRICAL PLANS
E101	ELECTRICAL PLANS
M100	MECHANICAL PLANS
M101	MECHANICAL PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A301	BUILDING SECTION
A302	BUILDING SECTION
A400	INTERIOR ELEVATIONS
A401	INTERIOR ELEVATIONS
A402	INTERIOR ELEVATIONS
A403	INTERIOR ELEVATIONS
A500	DETAILS

SITE INFORMATION FROM SURVEY BY RAKESH BEHAL PLS NYS LIC #050666

ZONING CALCULATIONS		
111 BELLAIR DRIVE		
LOTS 4 & 5, BLOCK 141, SECTION 3.16		
ZONING DISTRICT	OF-5	
EXISTING LOT AREA	9,878 SF	
EXISTING LOT AREA W/ STEEP SLOPE AREA DEDUCTION MINUS >= 25% STEEP SLOPE AREA OF 670.5/2 = 335.25 MINUS 15-25% STEEP SLOPE AREA OF 1785/4 = 446.25	9,096.5 SF	
MINIMUM LOT AREA	7,500 SF	
EXISTING OCCUPANCY	SINGLE FAMILY	
PROPOSED OCCUPANCY	SINGLE FAMILY	
MINIMUM SIDEYARD SETBACKS EACH/ BOTH	10 FT EA	25 BOTH
EXISTING SIDE YARD SETBACKS EACH/BOTH	11.7 FT	55.10 FT
PROPOSED SIDEYARD SETBACKS EACH/ BOTH	11.7 FT	32.15 FT
MINIMUM FRONT YARD SETBACK	25.0 FT	
EXISTING FRONT YARD SETBACK	25.4 FT	
PROPOSED FRONT YARD SETBACK TO VESTIBULE	20.25 FT (VARIANCE OBTAINED)	
PROPOSED FRONT YARD SETBACK TO COVERED PORCH	15.625 FT (VARIANCE OBTAINED)	
MINIMUM REAR YARD SETBACK	25.0 FT	
EXISTING REAR YARD SETBACK TO HOUSE	48.11 FT	
PROPOSED REAR YARD SETBACK TO BSM-T ADDITION	36.77 FT	
EXISTING BUILDING + DECK COVERAGE + ACCESSORY STR.	1,074 SF + 597 SF = 1,671 SF OR 18.2 %	
MAXIMUM BUILDING COVERAGE	2,274.15 SF OR 25 %	
PROPOSED TOTAL BUILDING COVERAGE	2,199.5 SF OR 24.17 %	
EXISTING IMPERVIOUS COVERAGE	2,967 SF OR 32 %	
MAXIMUM IMPERVIOUS COVERAGE	44% OR 4,002.5 SQ.FT.	
PROPOSED IMPERVIOUS COVERAGE	3,111.5 SF OR 34.2 %	
MAXIMUM BUILDING HEIGHT	35 FT / 2 1/2 STORIES	
EXISTING BUILDING HEIGHT	24 FT / 2 STORIES	
PROPOSED BUILDING HEIGHT	28'-1" / 2 STORIES	

NOTE: PROPOSED BUILDING COVERAGE OF 2199.5 SF ALLOWS FOR AN ADDITIONAL LOT AREA STEEP SLOPE REDUCTION OF 298 SF OR 1,192 SF OF 15-25% STEEP SLOPE AREA RELATED TO LEGALIZATION OF RETAINING WALL AND FILL WORK PERFORMED. [MINUS 15-25% STEEP SLOPE AREA OF 1,192 SF/4 = 298SF 9096.5 SF - 298 SF = 8798.5 LOT AREA, 8798.5 X 0.25 = 2199.5 SF]

PLANTING SCHEDULE			
QTY	CODE	TYPE	REMARKS
20	SL	SKIP LAUREL	3 GAL SEE PLAN FOR LOCATION
4	EGA	EMERALD GREEN ARBORVITAE	6 FT MIN SEE PLAN FOR LOCATION
5	AB	AUTUMN EMBERS BARBERRY	3 GAL SEE PLAN FOR LOCATION
10	RB	ROUND BOXWOOD	3 GAL SEE PLAN FOR LOCATION
7	VWG	VARIEGATED MAIDEN GRASS	3 GAL SEE PLAN FOR LOCATION
7	RC	RED CHOKEBERRY	3 GAL SEE PLAN FOR LOCATION
2	AR	AUTUMN ROYAL RHODODENDRON	3 GAL SEE PLAN FOR LOCATION
3	BL	BLOOMERANG LILAC	3 GAL SEE PLAN FOR LOCATION
3	ESH	ENDLESS SUMMER HYDRANGEA	3 GAL SEE PLAN FOR LOCATION

PROVIDE PLANTING SOIL AND FERTILIZER AS RECOMMENDED BY NURSERY. NOTE: SHADE ROCK GARDEN PLANTING NOT INDICATED ON PLANT SCHEDULE

NOTE: FINAL SPECIES OF PLANTING IS TO BE DETERMINED. FINAL PLANTING LIST IS TO BE REVIEWED FOR APPROVAL. NO INVASIVE SPECIES ARE TO BE INCLUDED AS INDICATED ON NYS DEC NUISANCE AND INVASIVE SPECIES LIST



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CONSTRUCTION

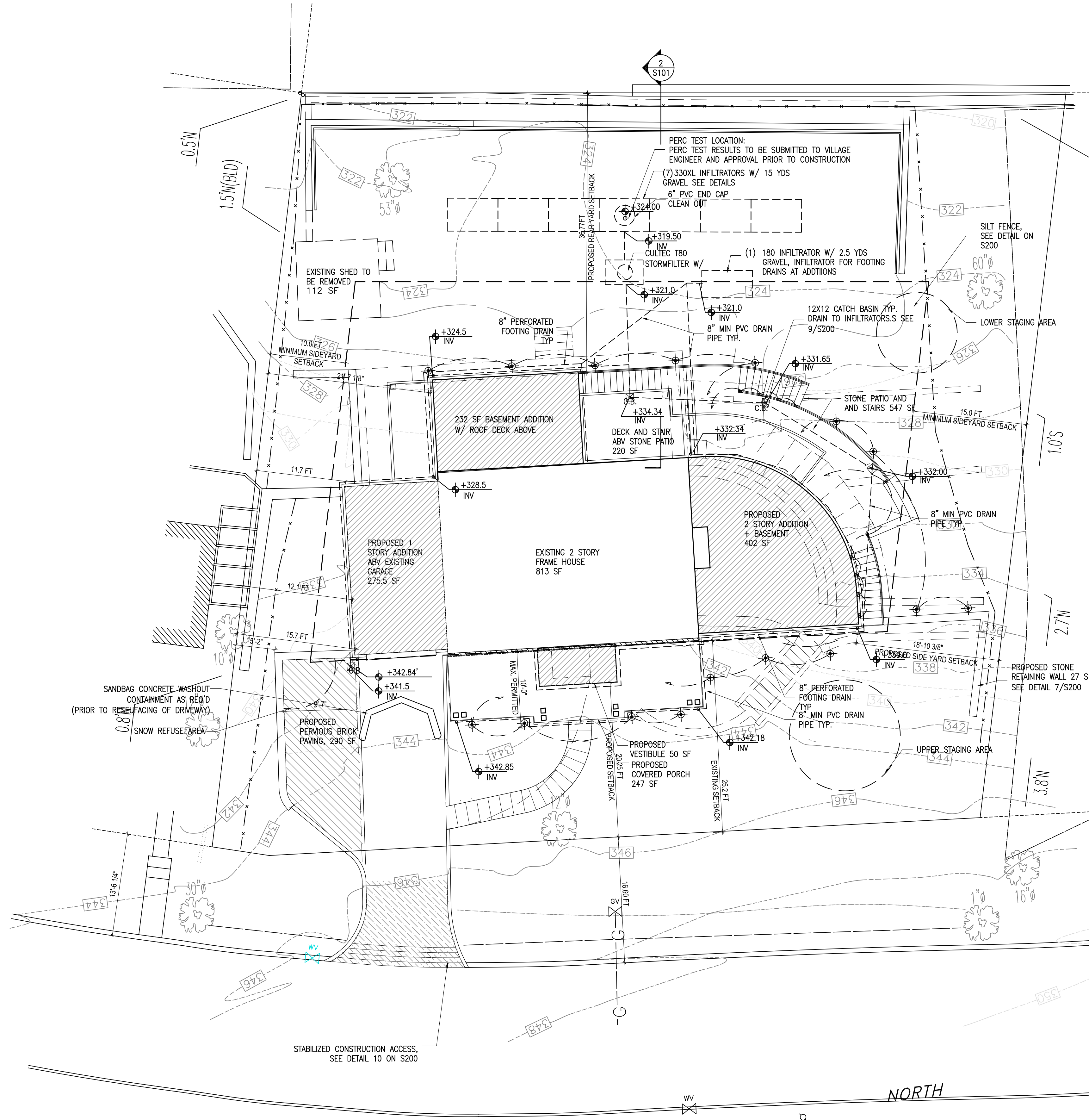
drawn by:

scale:
3/8" = 1'-0"

WWW:
SITE PLAN
ZONING
CALCULATIONS

number:

S100



EXTERIOR LIGHT FIXTURE SCHEDULE					
SYMBOL	LOCATION	DESCRIPTION	MNF.	CAT. NO.	LAMP COMMENTS
	EXTERIOR LANDSCAPING	EXTERIOR IN GROUND LIGHT		HARDY ISLAND M216710	LED BRONZE
	EXTERIOR LANDSCAPING	STEP LIGHTS	HINKLEY	HARDY ISLAND M21594-LL	LED BRONZE

REAR RETAINING WALL LEGALIZATION:
CLEAN FILL COMPLYING NYSDEC DER-10
PART 375 STANDARDS UTILIZED FOR THE
LEGALIZATION OF THE EXISTING UNLOCK
RETAINING WALL GRADING IS APROX 25
YARDS.

STORMWATER IMPERVIOUS AREA CALCULATIONS:

IMPERVIOUS SURFACE FOR STORMWATER CATCHMENT:	
EXISTING HOUSE TO REMAIN	813 SF
EXISTING GARAGE TO REMAIN	275.5 SF
PROPOSED 2 STORY+ BASMT ADDITION	402 SF
PROPOSED BASMT ADDITION	232 SF
PROPOSED COVERED PORCH	247 SF
PROSED STONE PATIO AND STAIRS	547 SF
TOTAL BUILDING COVERAGE	2,516 SF

ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO
START OF CONSTRUCTION. WATER AND GAS LINES ARE TO BE
PROTECTED FROM DAMAGE DURING CONSTRUCTION

IMPORTED FILL REQUIRED AT PROPOSED STONE TERRACES:
2,290 CU/FT (84 CU YDS)

INFILTRATION ACCESS PORTS ARE TO
BE SHOWN ON THE AS-BUILT

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DRYWELL CALCULATIONS

PROPOSED ADDITIONAL IMPERVIOUS AREA 2,516.5 SF

100YR STORM = 9" (.75 ft) OF RAINFALL PER SF
Undeveloped SCS 66 = runoff depth of 4.84"
Developed SCS 98 = runoff depth of 8.76"
8.76 - 4.84 = 3.92" (0.33 ft)
0.33 ft x 2,516 SF = 392 CF
830 CF CAPACITY DRYWELL REQUIRED

Percolation Rate Calculations
Area of Percolation
Ac = π Dh Avg = 3.14(1ft)x 7.5 in/12in/ft = 1.96 sf
Ab = 3.14r2 = 3.14(.5)2 = .785 sf
Ap = Ac + Ab = 1.96 + 0.785 = 2.75 sf

24 Hour Volume of Percolation
Vp = 0.785 SF x 1"/12in/ft = 0.065 cf
Sr= 0.065/2.75 SF/28min = 0.00084
0.00084 x 60min x 24 hr = 1.21 cf/sf/day

Soil Percolation Rate
Sr= 1.21 - 25% (clogging factor)
Sr=1.21 - 0.30 = 0.91cf/sf/day

24 Hour Volume per Drywell
Vw = 92.79 cf
Vt = 7.0 ft x 4.33 ft x 1.21 = 36.68 cf/chamber
Vt = 92.79cf + 36.68cf = 129.47 cf/chamber

(7)129.47 = 905.5cf capacity

(7) 330XL CULTEC TANK
W/ MIN 15 YARDS DRAINAGE GRAVEL

EXISTING SITE DRAINAGE:
EXISTING SITE DRAINAGE HAS BEEN OBSERVED
AND IS FUNCTIONING AS INTENDED AND WILL
NOT POSE ANY CONFLICT WITH THE PROPOSED
STORM WATER MANAGEMENT SYSTEM

STORMWATER RETENSION SYSTEM NOTES:

The area of the proposed infiltration system shall
be protected from compaction during
construction.

The infiltration system is not to be connected
until all construction is complete and the site is
stabilized.

The storm water management system shall be
inspected periodically
and shall be maintained in working order per the
Westchester Department of Health requirements.

Utility locations shall be verified prior to
excavation. Code 753 shall be performed prior to
excavation.

All excavations shall comply with OSHA regulation
1926.650 with regard to excavations over 4 feet.

The grades should pitch away from the building
but not cause any deleterious ponding on this
property or adjacent poperty. Any ponding shall
be corrected.

* SCS values per TR55 Table 2.1

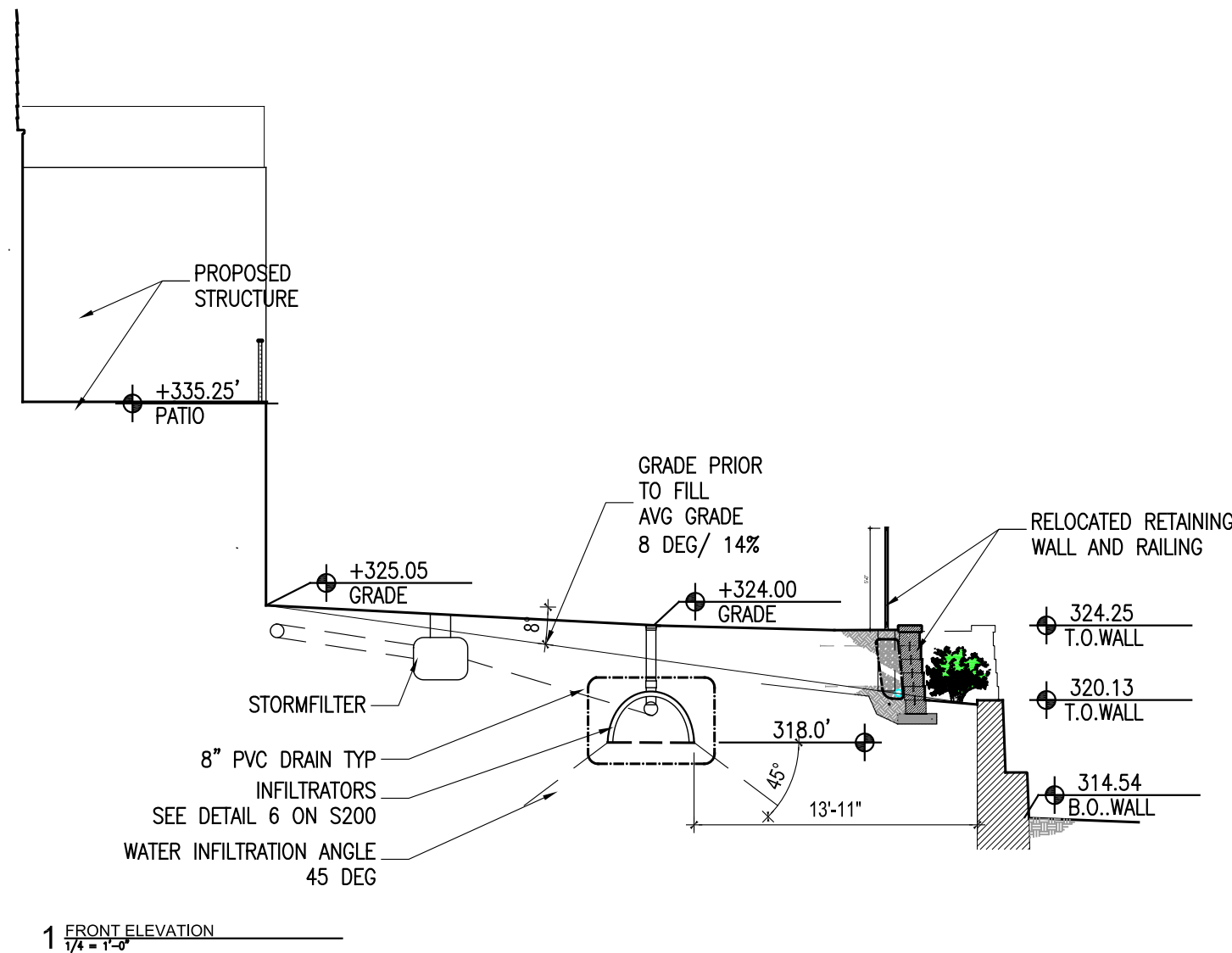
SITE PLAN NOTES:

- NO ROCK BLASTING IS REQUIRED
- THE TOWN ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED
APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
- AS BUILT PLANS OF THE PROPOSED DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED
TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
- FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED
ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
- AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE FOR
REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY
- ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO START OF CONSTRUCTION. WATER
AND GAS LINES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
- THERE IS TO BE NO INCREASED RUNOFF TO ADJACENT PROPERTIES AS A RESULT OF THE
PROPOSED WORK. ALL RE-GRADING SHALL INSURE THAT RUNOFF TO ADJACENT PROPERTIES IS
NOT INCREASED OR ALTERED FROM EXISTING CONDITIONS. ANY NATURAL RUNOFF OF SITE SHALL
NOT BE INCREASED OR CREATE ON SITE PONDING.
- THE PROPOSED INFILTRATION SYSTEM SHALL NOT BE CONNECTED UNTIL CONSTRUCTION IS
COMPLETED AND THE CONTRIBUTING AREA IS STABILIZED
- APPROXIMATELY 84 YARDS OF CLEAN FILL MATERIAL IS TO BE IMPORTED TO SITE.
- ALL IMPORTED CONSTRUCTION FILL AND AGGREGATES SHALL BE CLEAN AND CONFORM WITH THE
SOIL CONSTITUENT CONCENTRATIONS FOR UNRESTRICTED USE AS SPECIFIED BY THE NYSDEC
DER-10 PART 375 STANDARDS

THE GENERAL CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 48
HOURS BEFORE ANY OF THE FOLLOWING SO THAT INSPECTIONS MAY BE PERFORMED

- START OF CONSTRUCTION
- INSTALLMENT OF SEDIMENT AND EROSION CONTROL
- COMPLETION OF SITE CLEARING
- COMPLETION OF ROUGH GRADING
- INSTALATION OF SMP'S
- COMPLETION OF FINAL GRADING AND STABILAZIATION OF DISTURBED AREAS.
- CLOSURE OF CONSTRUCTION
- COMPLETION OF FINAL LANDSCAPING

THE OWNER SHALL HAVE A QUALIFIED INSPECTOR INSPECT AND DOCUMENT THE
EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION CONTROL PRACTICES AND
PREPARE INSPECTION REPORTS AT LEAST ONCE A MONTH. THESE REPORTS MUST BE
KEPT ON SITE AND AVAILABLE FOR REVIEW.



Child/Dabiri Alteration
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CONSTRUCTION
DOCUMENTS

date:
OCTOBER 11, 2022
REV: NOVEMBER 29, 2022

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CONSTRUCTION

drawn by:

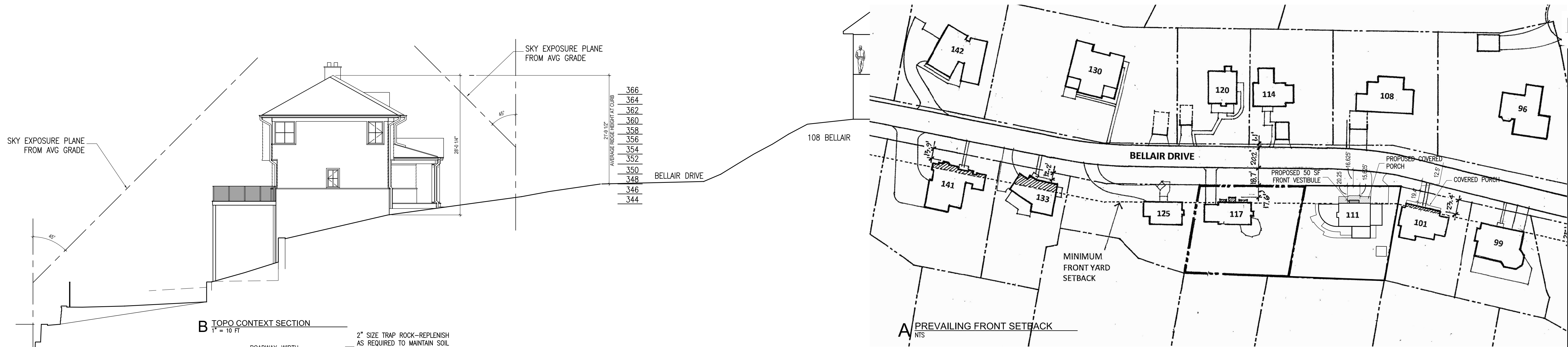
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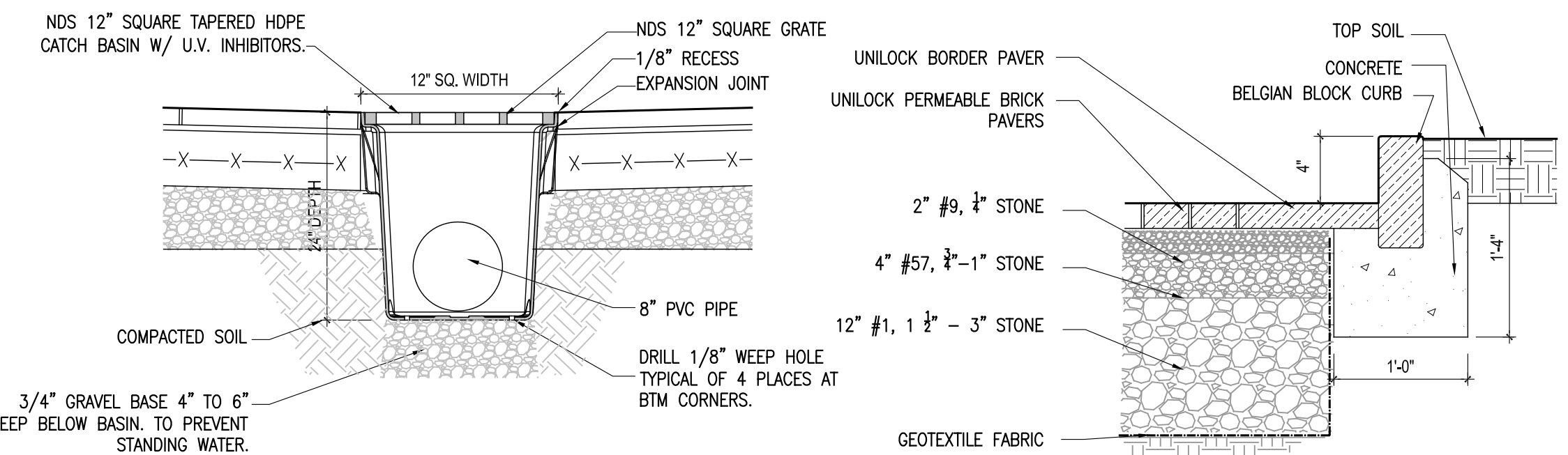
STORMWATER
MANAGEMENT
SEDIMENT
CONTROL

number:

S101

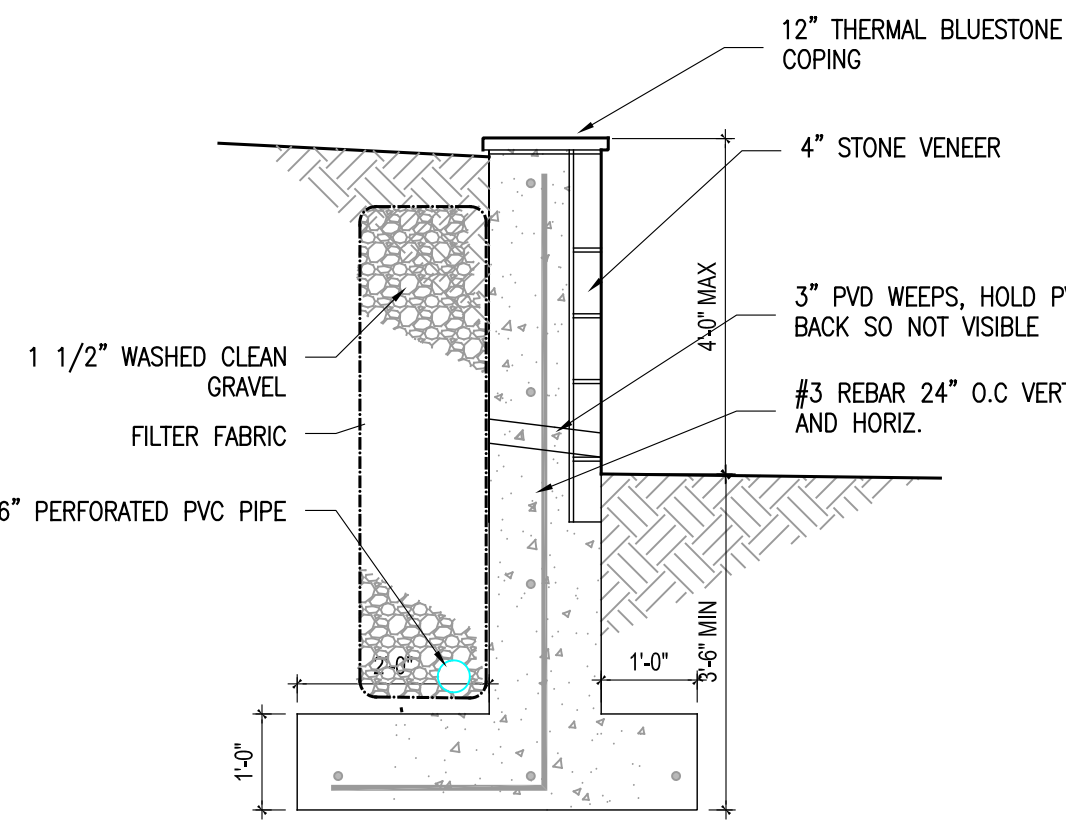


10 STABILIZED CONSTRUCTION ACCESS
NTS

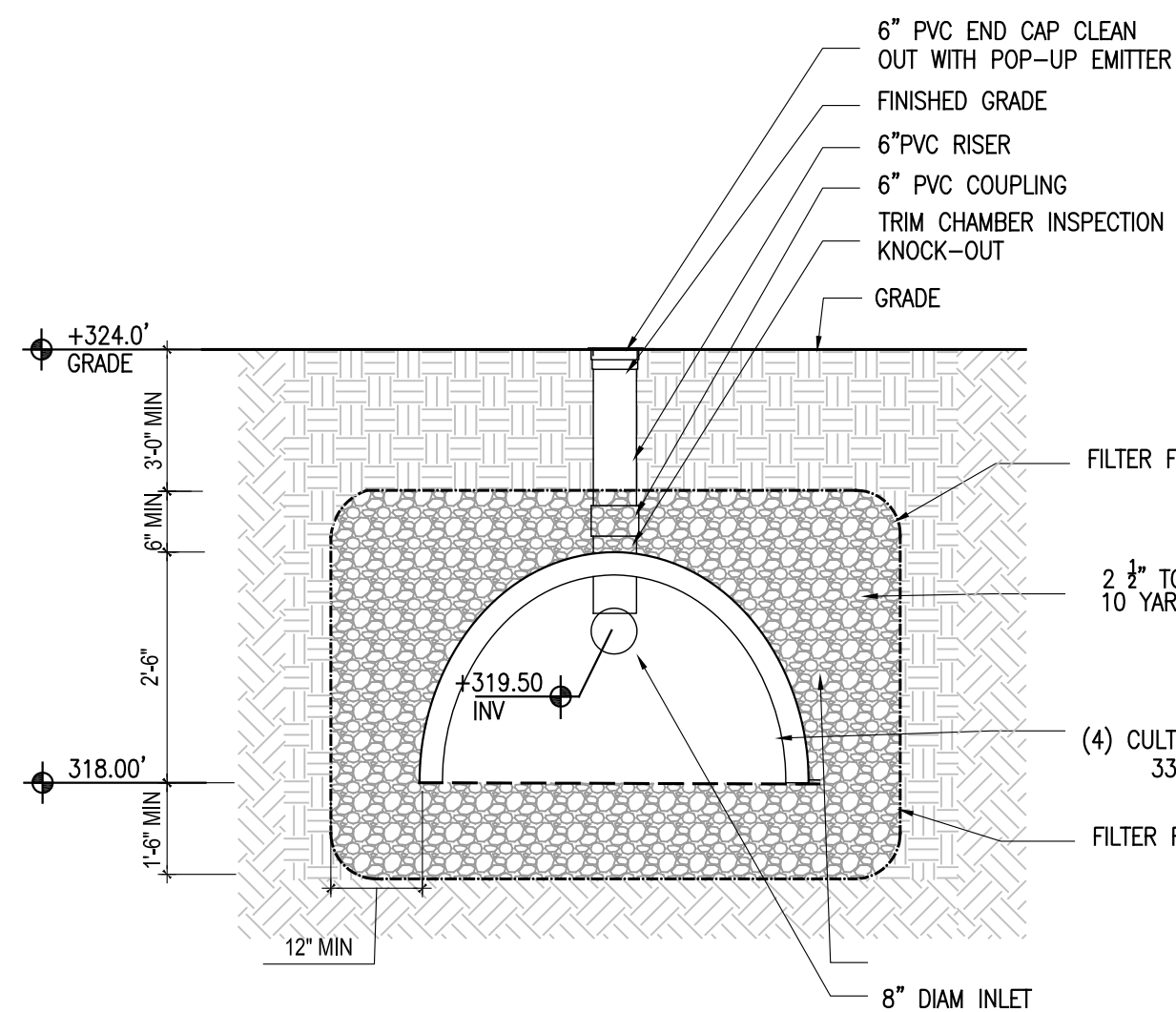


9 CATCH BASIN DETAIL
1" = 1'-0"

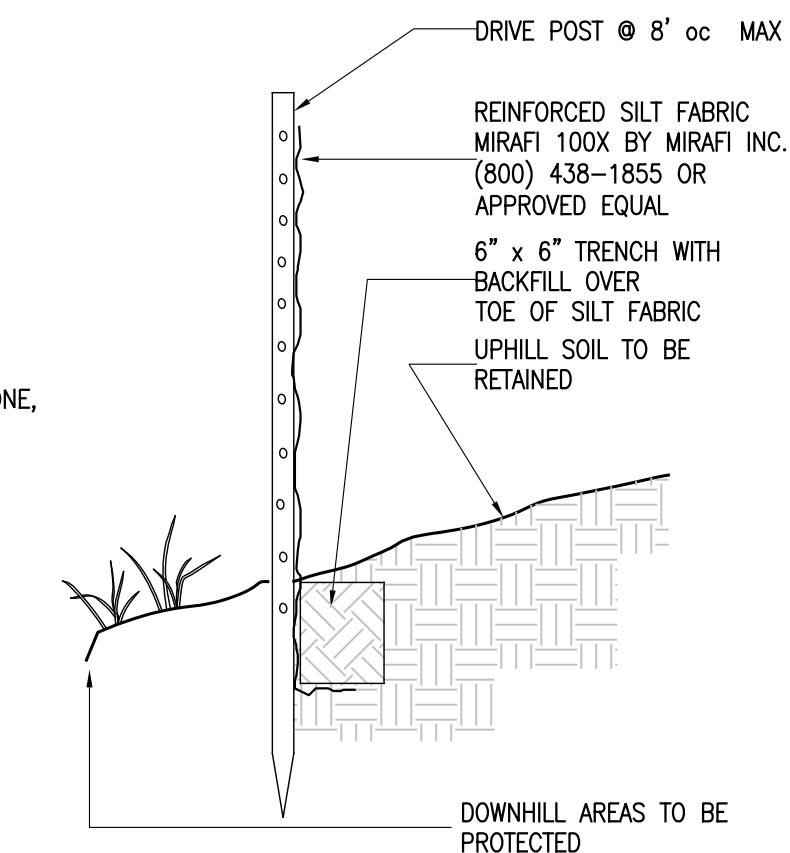
8 SECTION AT PAVING/ CURB
1" = 1'-0"



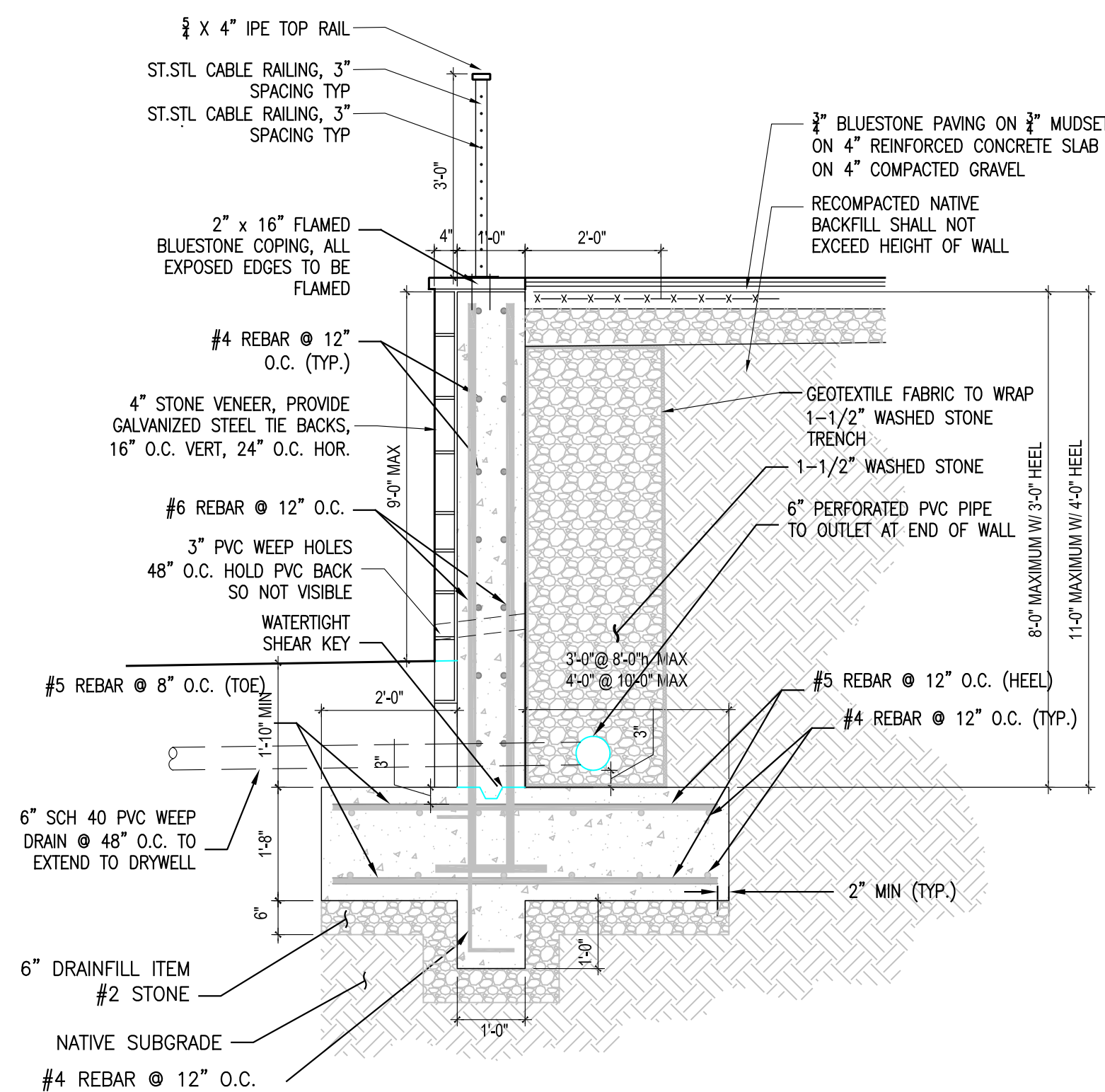
7 RETAINING WALL AT SOUTH YARD
1/2" = 1'-0"



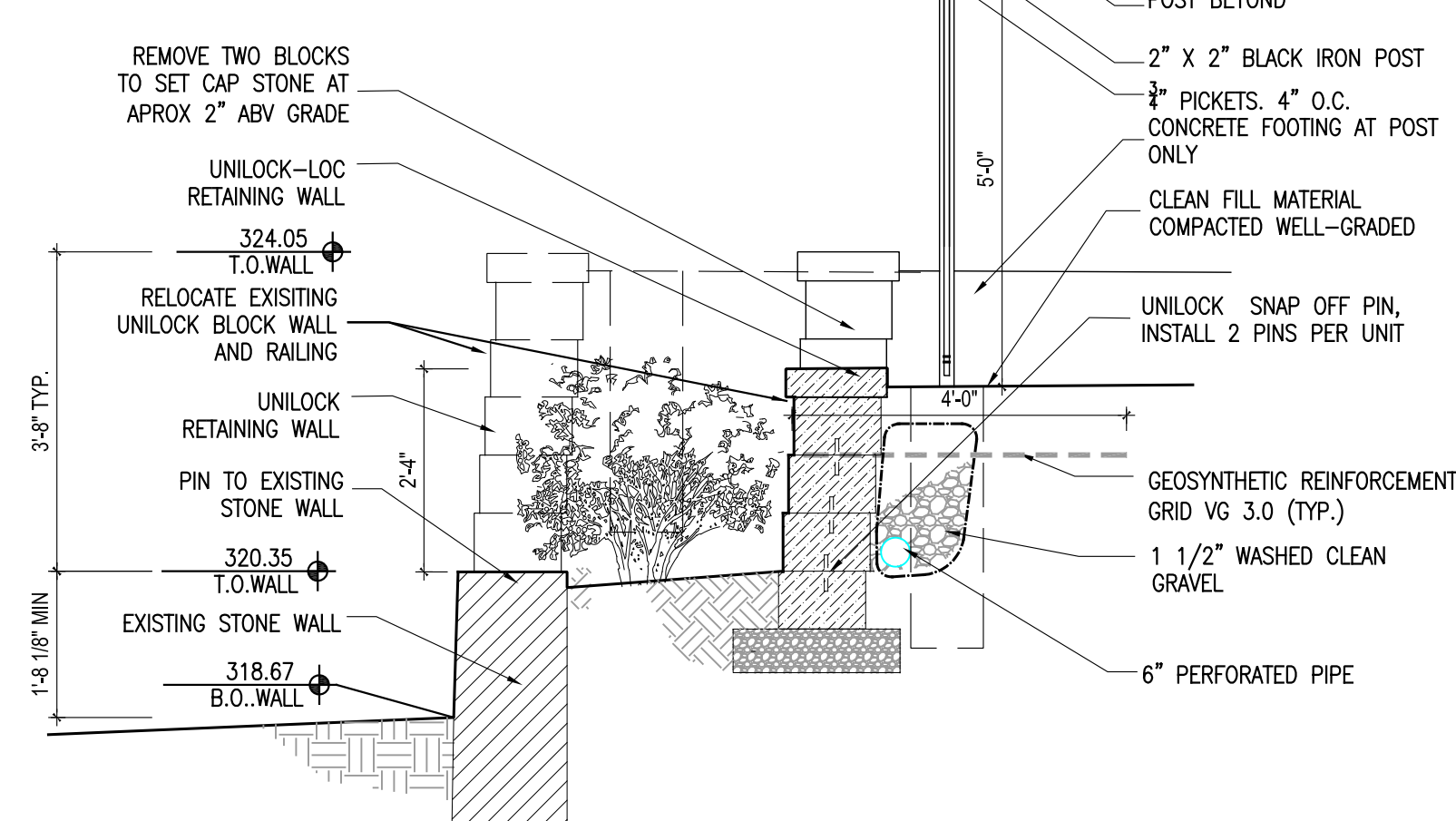
6 SECTION DETAIL AT INFILTRATORS
1/2" = 1'-0"



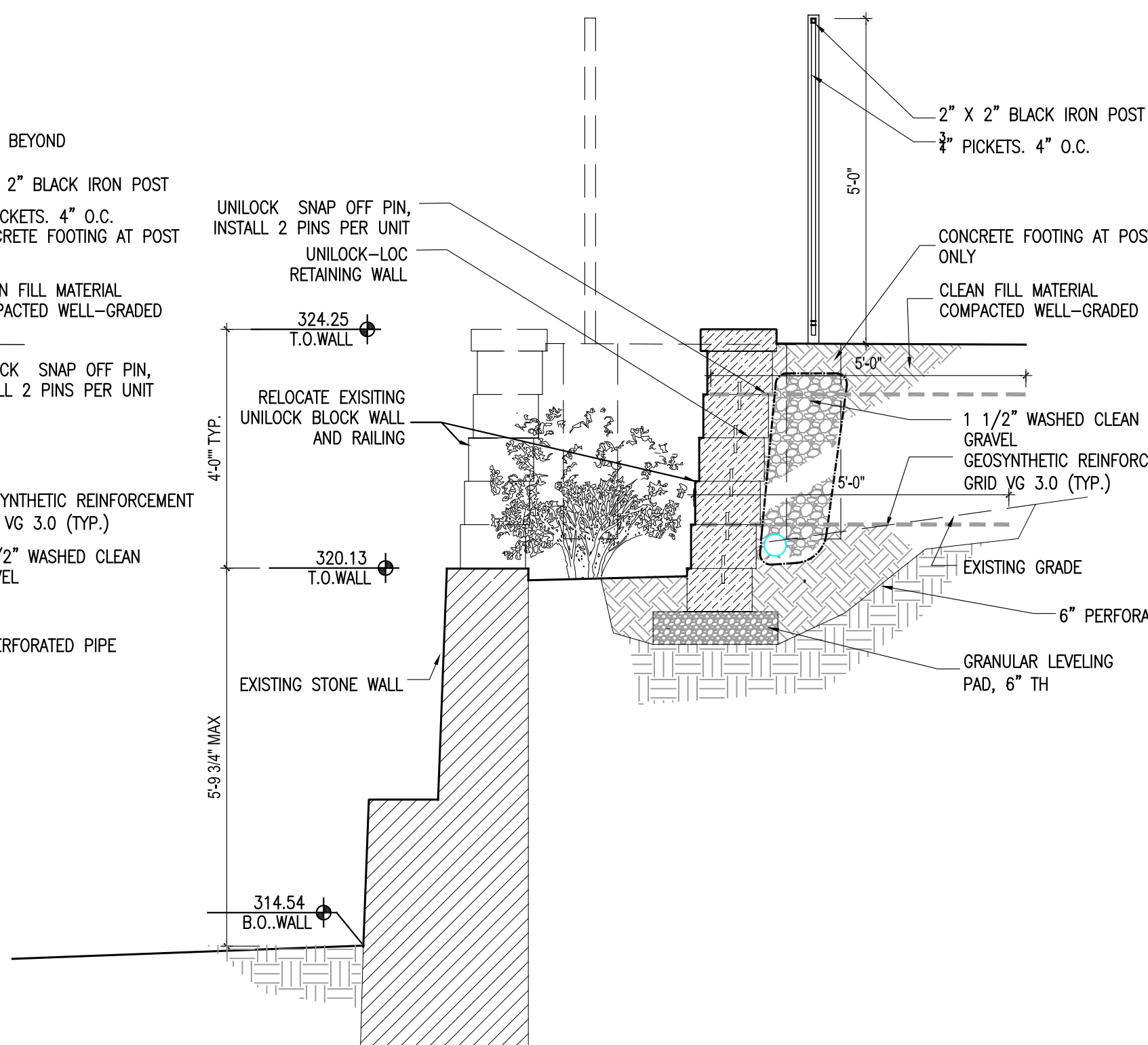
5 SILT FENCE CONSTRUCTION LIMIT
NTS



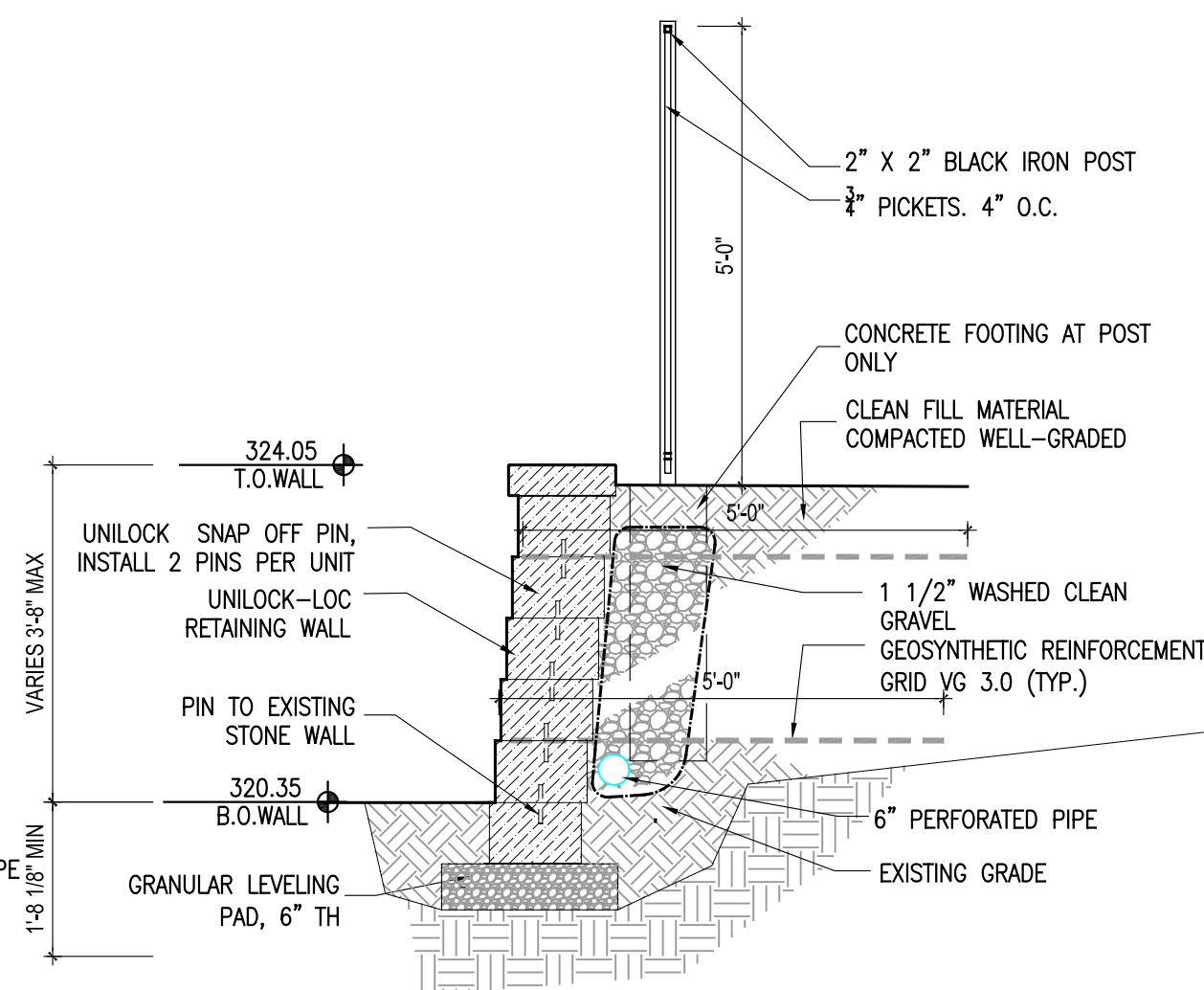
4 RETAINING WALL AT STONE PATIO
1/2" = 1'-0"



3 SECTION DETAIL AT RETAINING WALL
1/2" = 1'-0"



2 SECTION DETAIL AT RETAINING WALL
1/2" = 1'-0"



1 SECTION DETAIL AT RETAINING WALL
1/2" = 1'-0"



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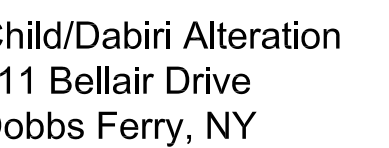
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AS NOTED

www:

DIAGRAMS
SITE DETAILS

number:

S200

CONSTRUCTION
DOCUMENTS

OCTOBER 11, 2022

own by:

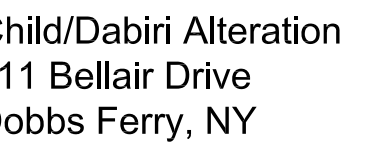
" = 1'-0"

FLOOR PLANS

Number:

A100





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own by:

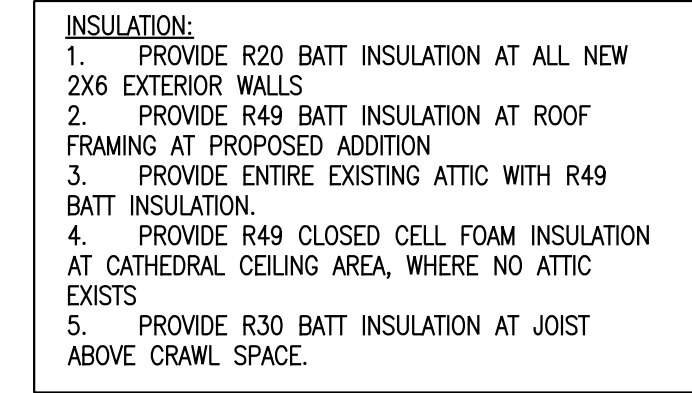
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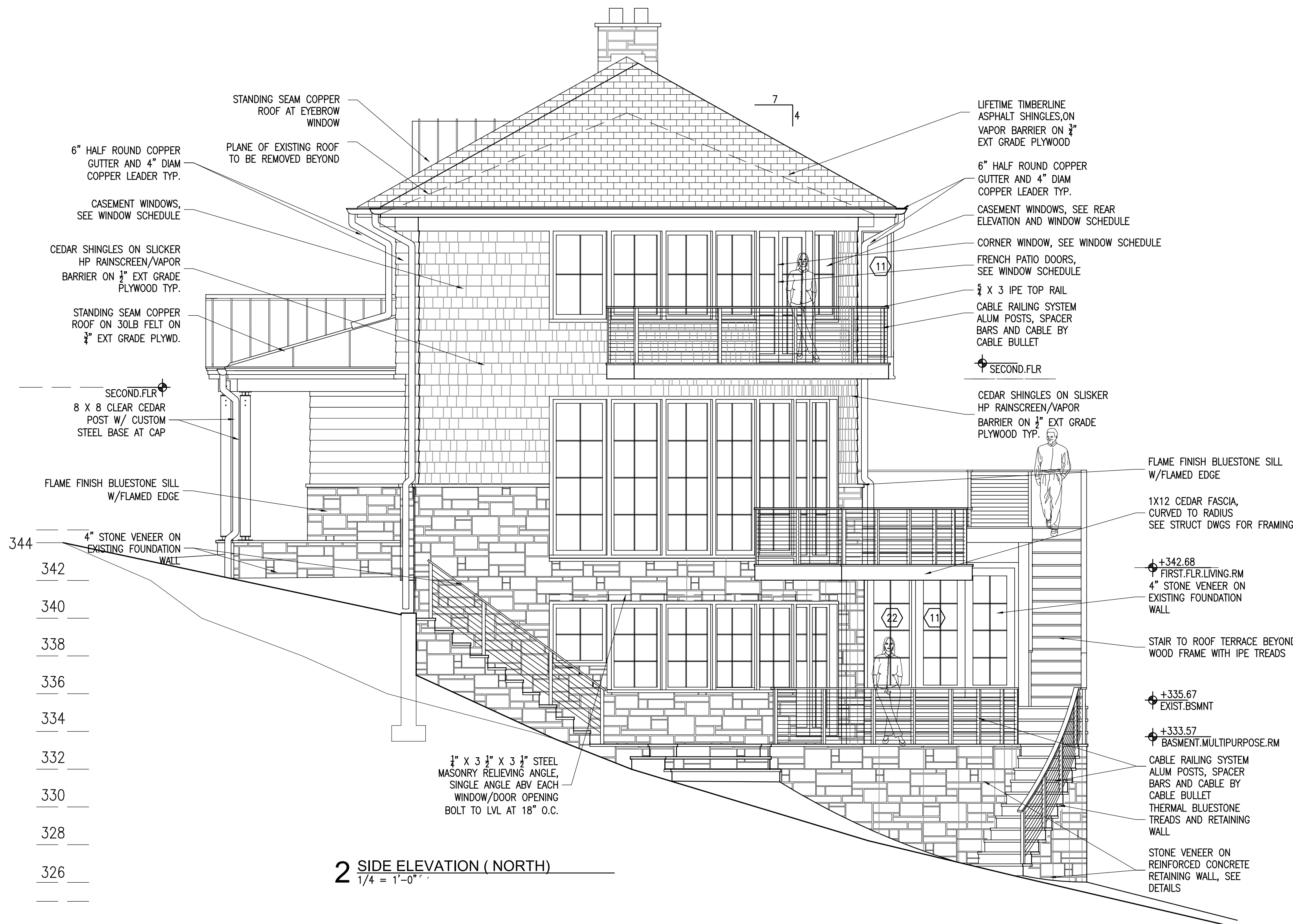
4

FLOOR PLANS STRETCHED

Number:

A101





2 SIDE ELEVATION (NORTH)
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



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3/4" = 1'-0"

WIR:

EXTERIOR
ELEVATIONS

number:

A200

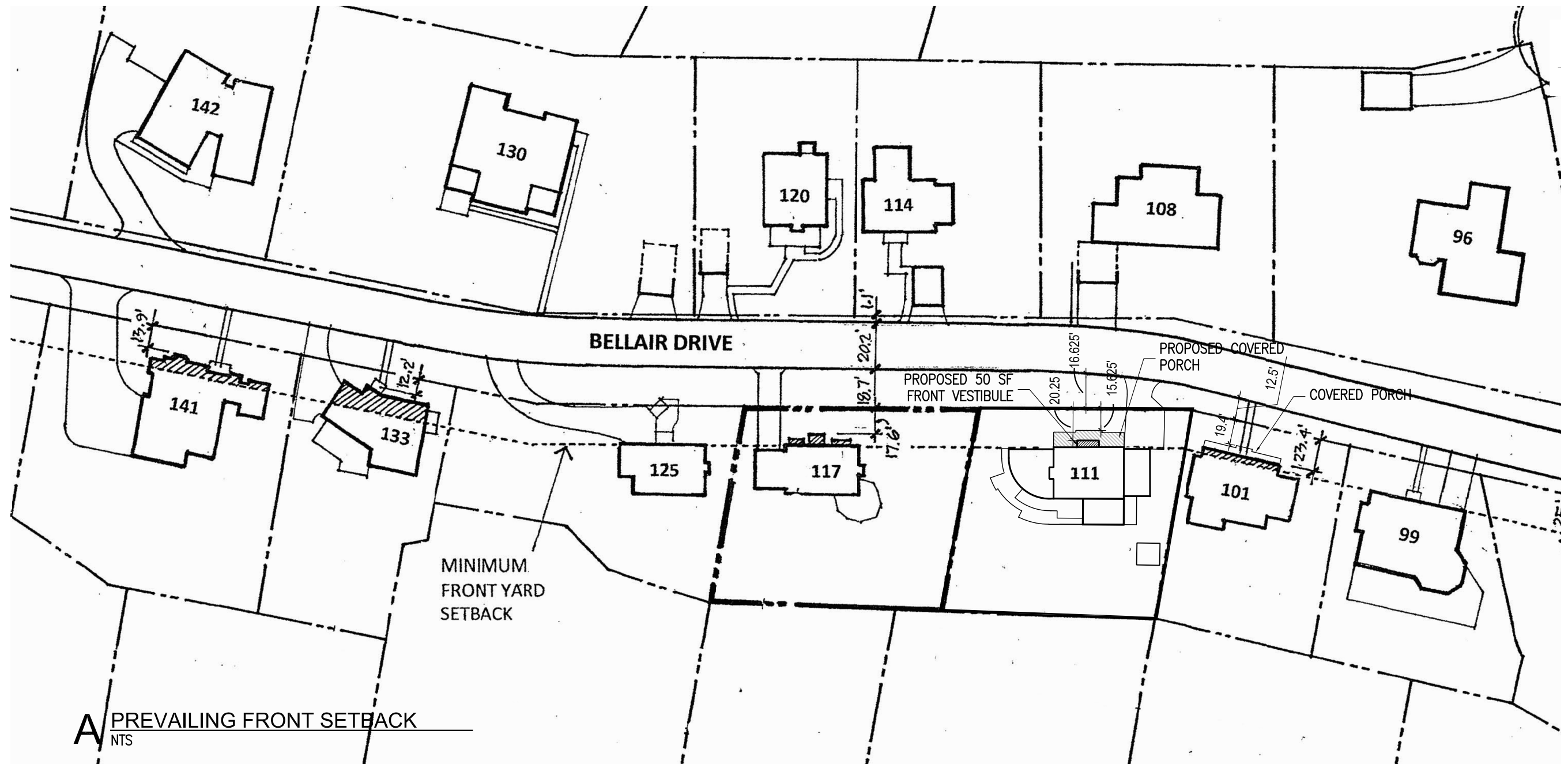
CONSTRUCTION
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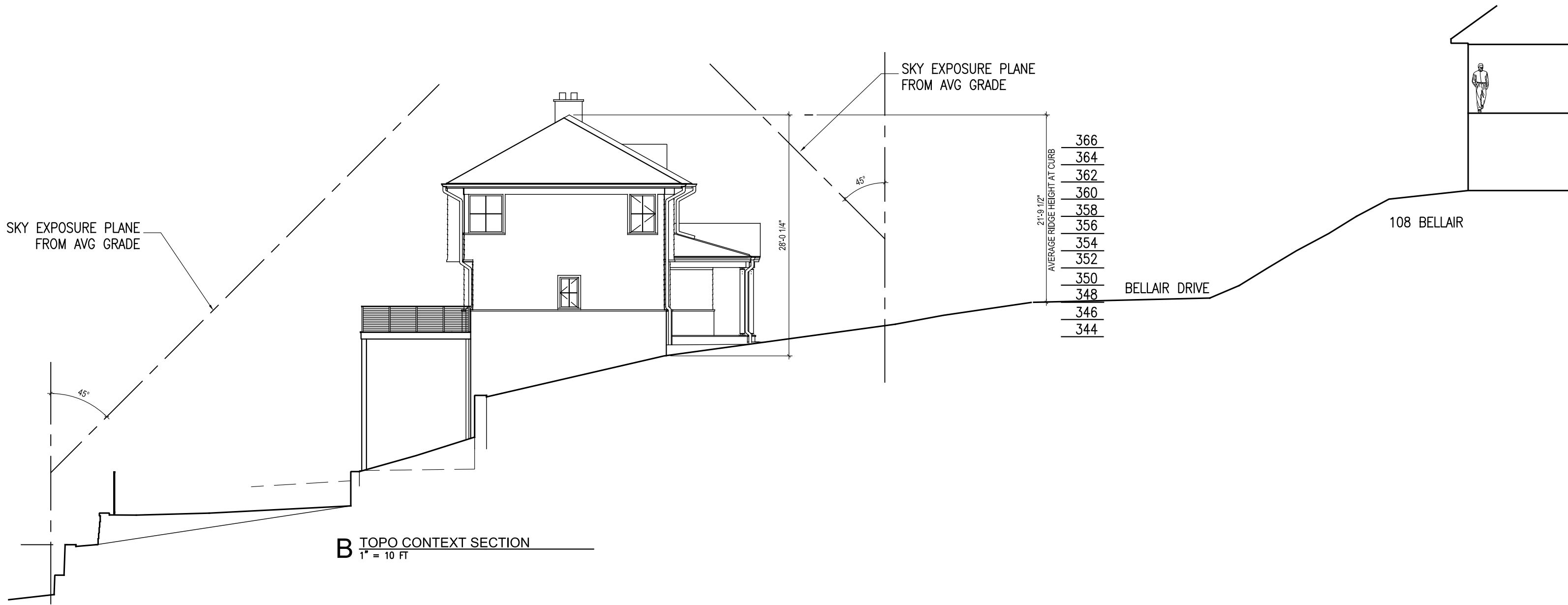
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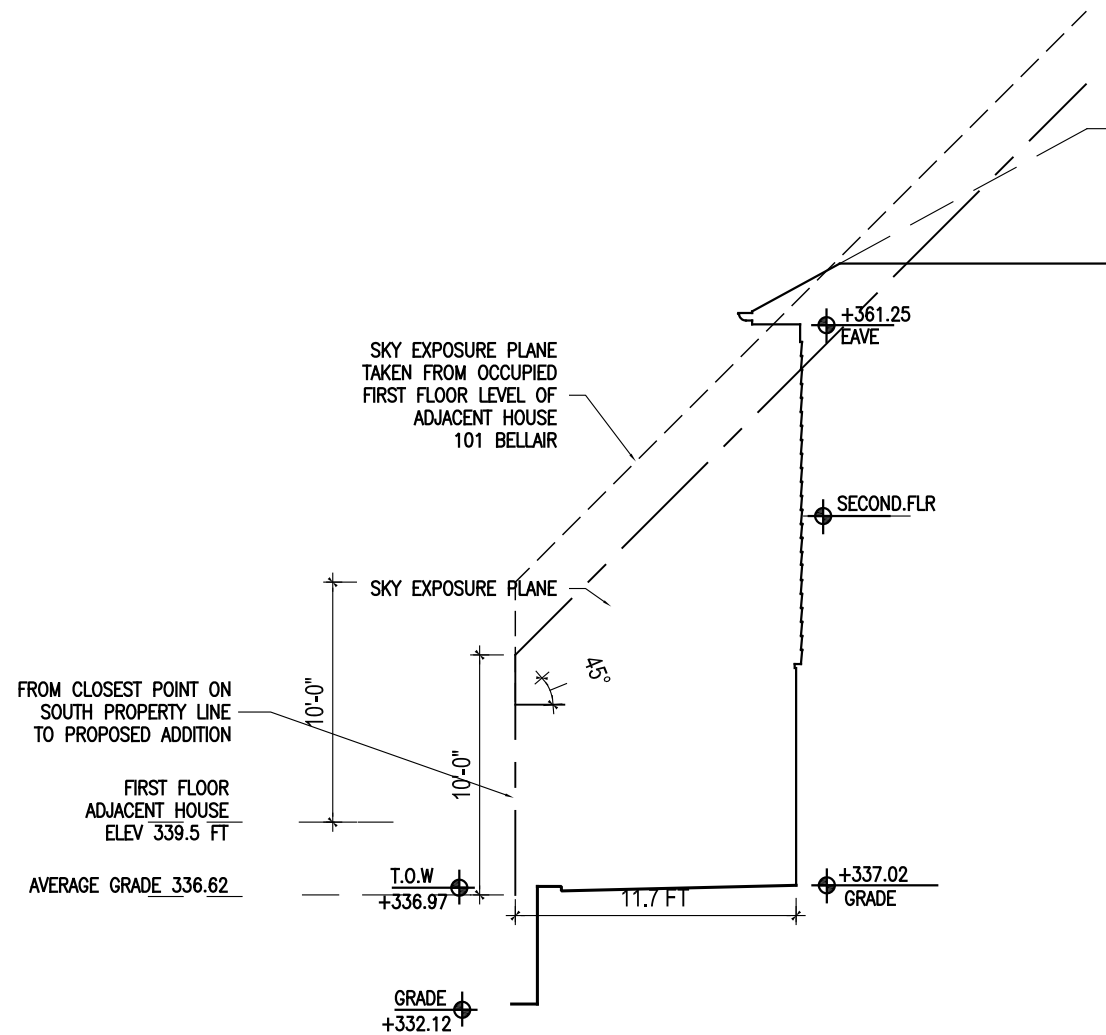
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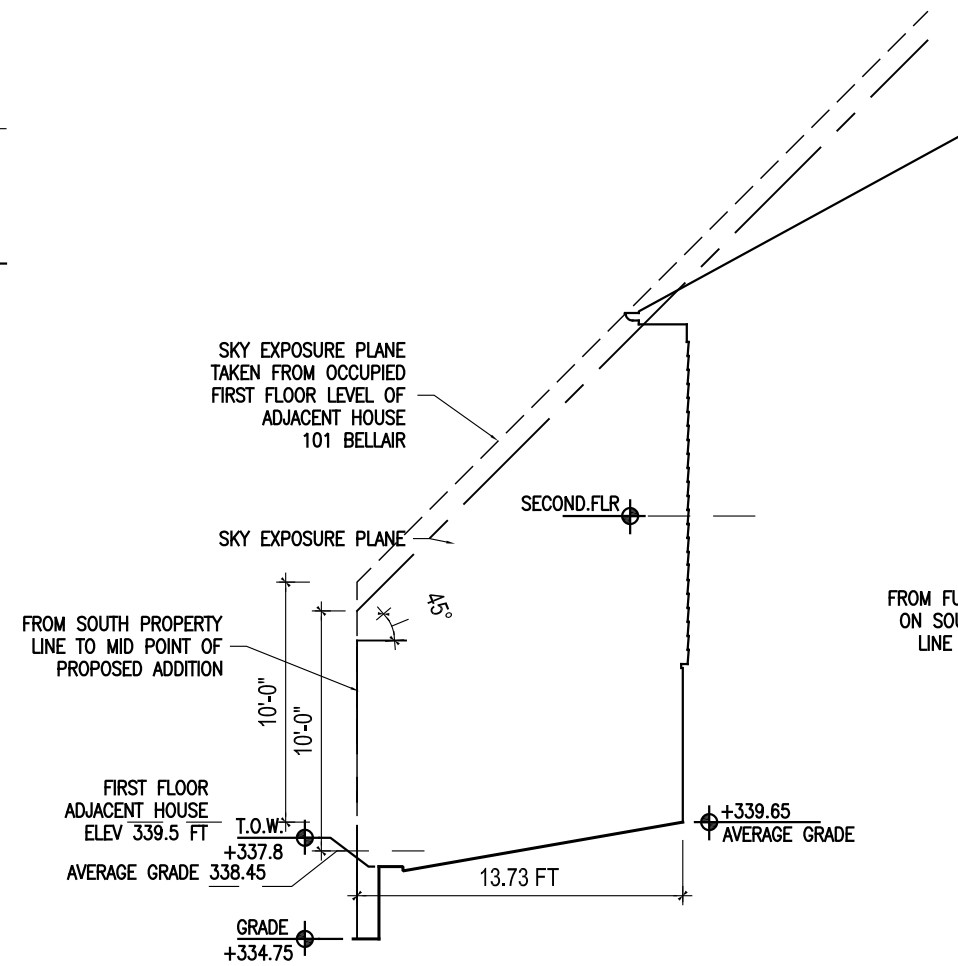
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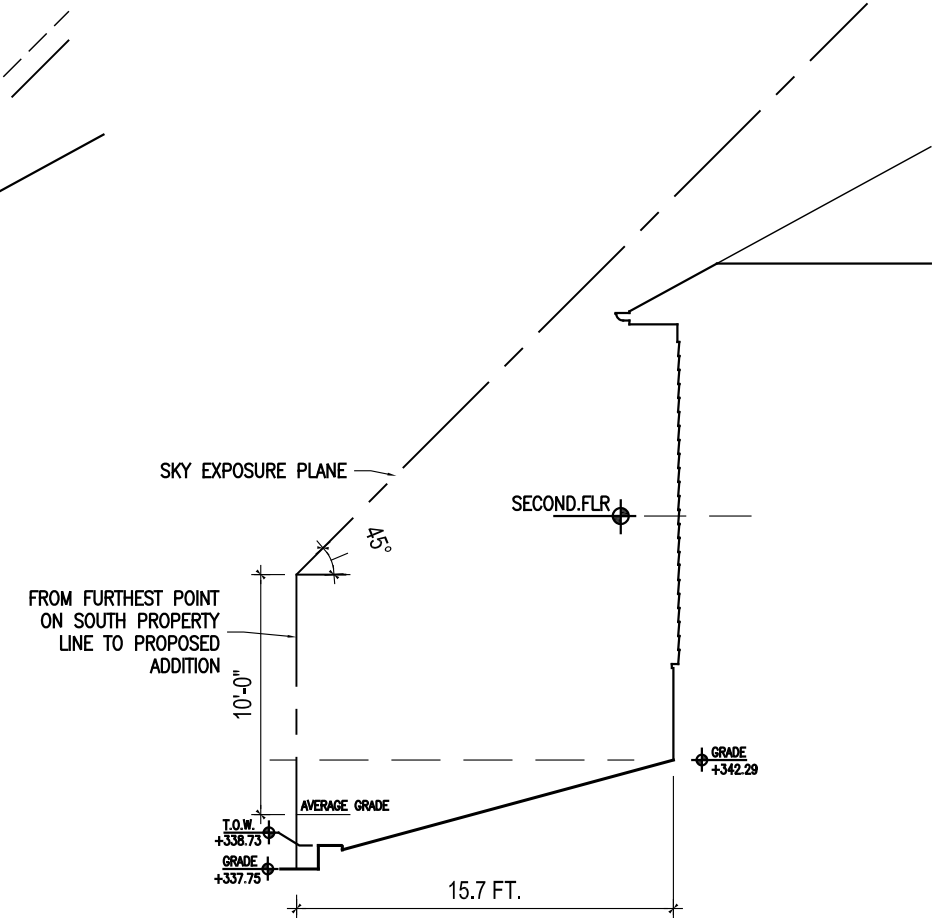




5 SKY EXPOSURE PLAN - SW CORNER OF HOUSE
1/8" = 1'-0"



4 SKY EXPOSURE PLAN AT MIDPOINT OF HOUSE
1/8" = 1'-0"



3 SKY EXPOSURE PLAN - SE CORNER OF HOUSE
1/8" = 1'-0"



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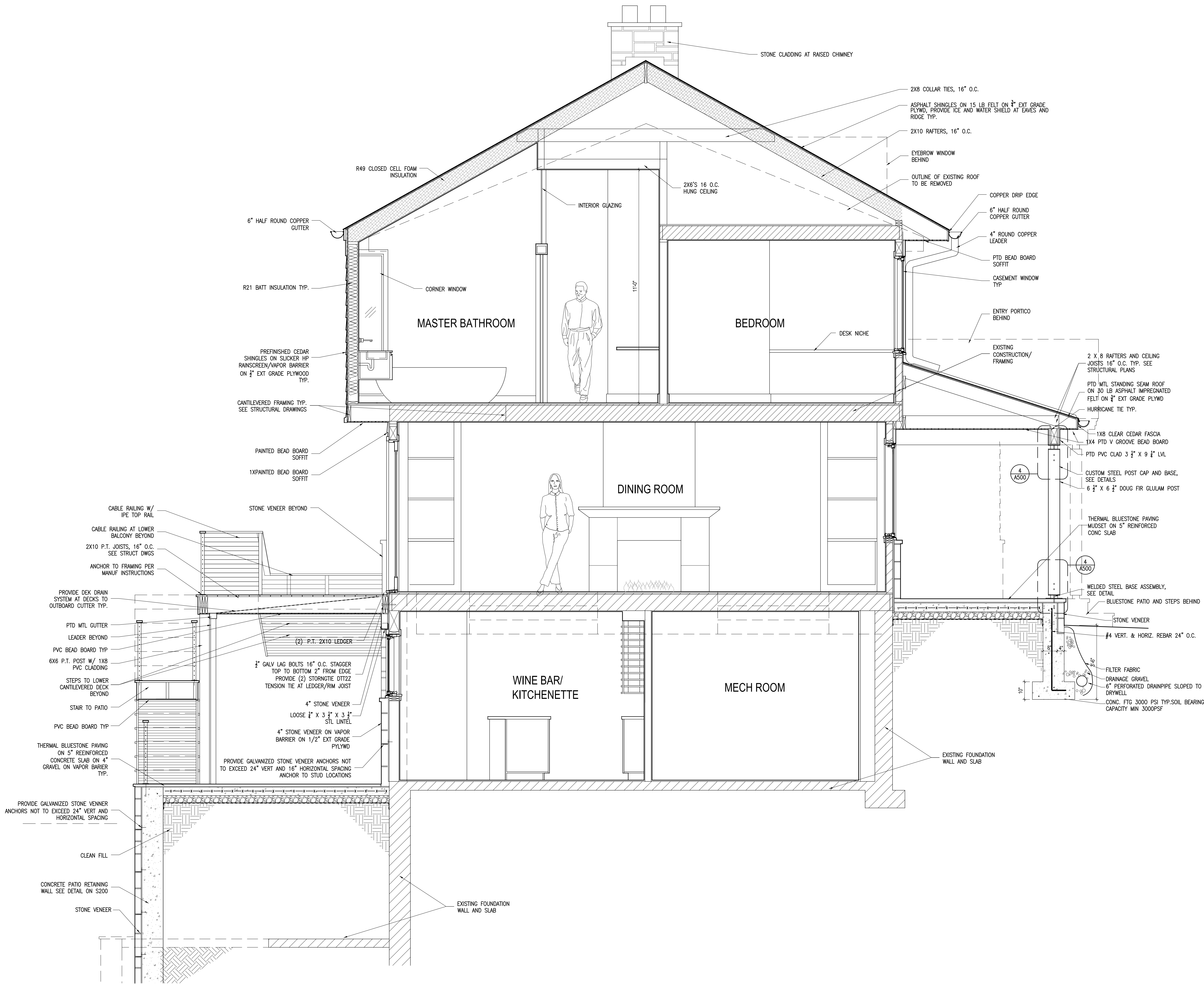
scale:
1/2" = 1'-0"

www:

BUILDING
SECTION

number:

A300



CONSTRUCTION
DOCUMENTS

date:
OCTOBER 11, 2022

drawn by

scale:
 $1/2" = 1'-0"$

title

BUILDING
SECTION

number.

A301



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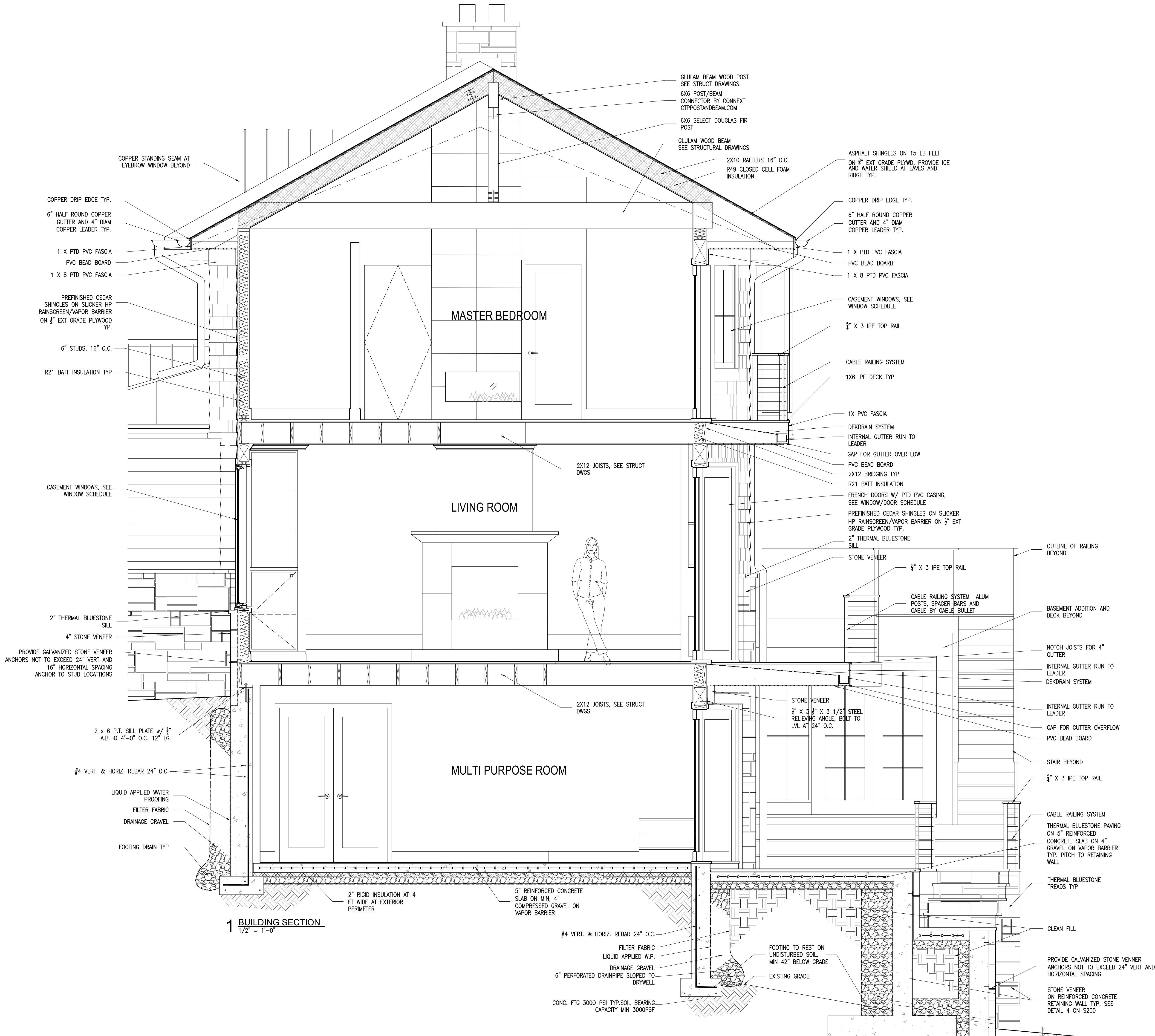
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1/2" = 1'-0"

www:

BUILDING
SECTION

number:

A302



1 BUILDING SECTION
1/2" = 1'-0"



































HARDY ISLAND LOUVERED BRICK LIGHT

HARDY ISLAND LOUVERED LED BRICK LIGHT

1594MZ-LL

Named after the ruggedly beautiful island off the coast of British Columbia; Hardy Island products are impeccably designed to defy the harshest environments.

FINISH: Matte Bronze

GLASS: Clear

WIDTH: 8.8"

HEIGHT: 3.3"

DEPTH: 3.8"

LIGHT SOURCE: LED Lamp

WATTAGE: 1-1.50w Mini Wedge LED *Included

TRANSFORMER REQUIRED: Yes

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com



HARDY ISLAND DIRECTIONAL WELL LIGHT

DIRECTIONAL WELL LIGHT

16710MZ

Named after the ruggedly beautiful island off the coast of British Columbia, Hardy Island products are impeccably designed to defy the harshest environments.

FINISH: Matte Bronze

GLASS: Clear

WIDTH: 3.8"

HEIGHT: 4.3"

DEPTH: 3.8"

LIGHT SOURCE: Socket

WATTAGE: 1-20w MR-16

TRANSFORMER REQUIRED: Yes

HINKLEY

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33000 Pin Oak Parkway
Avon Lake, OH 44012

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Modern Aluminum-Clad Wood Windows and Patio Doors