

GENERAL NOTES

1. THESE DRAWINGS SHALL MEET OR EXCEED THE APPLICABLE BUILDING CODES AND CODES OF NEW YORK STATE.
2. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL NOT BE REPRODUCED AND / OR COPIED WITHOUT AUTHORIZATION.
3. ALL PROJECTS SUPPLYING A COMPONENT TO A BUILDER, SHALL HAVE NOTES WITH REFERENCE TO "IN-FIELD, "ON-SITE" OR "BY-BUILDER ARE PERTAINING TO RESPONSIBILITIES OF THE BUILDER.
4. THESE DRAWINGS SHOULD NOT BE SCALED FOR A DIMENSIONAL REFERENCE. DIMENSION LINES AND NOTES SUPERSEDE ANY SUCH REFERENCE.

NOTE

THIS PROJECT DOES NOT RESULT IN THE CREATION OF IMPERVIOUS SURFACE.

GENERAL NOTES

1. THE ARCHITECT WAS NOT RETAINED FOR SUPERVISION AND DOES NOT ASSUME RESPONSIBILITY FOR CORRECTNESS OF FITNESS
2. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED ON DRAWINGS.
3. ANY CHANGES AND / OR SUBSTITUTIONS SHALL BE APPROVED IN WRITING PRIOR TO BEING INCORPORATED INTO THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND DEVIATIONS FROM THE APPROVED PLANS.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT OF DISCREPANCIES, IF ANY.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
8. SUBCONTRACTORS SHALL CO-ORDINATE THEIR WORK WITH ALL OTHER TRADES, SO AS NOT TO CAUSE ANY UNNECESSARY DELAYS IN PROJECT.
9. CONTRACTOR SHALL REMOVE ALL RUBBISH FROM SITE RESULTING FROM HIS WORK AND LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER/CLIENT PRIOR TO FINAL INSPECTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR APPROVALS AND FINAL INSPECTIONS OF HIS WORK BY LOCAL BUILDING INSPECTOR.
11. CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY OR LETTER OF COMPLIANCE UPON COMPLETION OF WORK OF ALL TRADES.
12. ALL WORK PERFORMED SHALL BE OF THE QUALITY EXPECTED OF THE RESPECTIVE TRADES.
13. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
14. CONTRACTOR SHALL PREPARE ALL SURFACE AND INSTALL ALL MATERIALS AS PER MANUFACTURERS' INSTRUCTION & RECOMMENDATIONS.

15. ALL LUMBER USED SHALL BE OF GOOD QUALITY AND FREE OF ANY SPLITS, CHECKS OR WARPING.
16. ALL LUMBER SHALL BE CONSTRUCTION GRADE DOUG-FIR, NO.2 BETTER FB = 1,150 PSI MIN.
17. ALL SELECTIONS OF MATERIALS, FINISHES, STAINS, COLORS ETC. SHALL BE BY OWNER UNLESS OTHERWISE NOTED.
18. CONTRACTOR SHALL USE FIGURE DIMENSIONS ONLY AND NO TIME SHALL HE SCALE THE DRAWINGS.

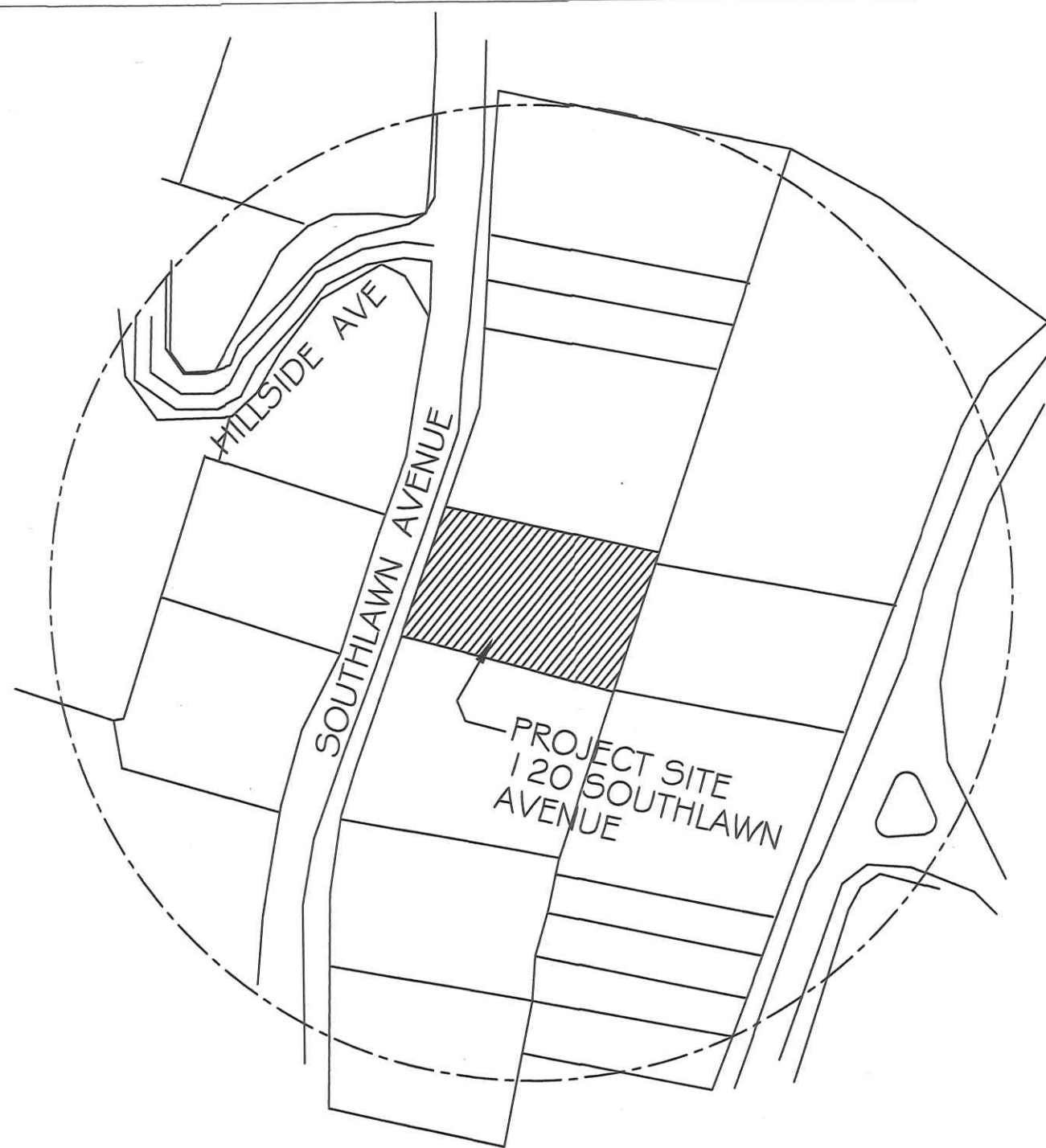
ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y.S. SECTION 101 - SCOPE AND GENERAL REQUIREMENTS

101.4 - EXISTING BUILDINGS EXCEPT AS SPECIFIED IN CHAPTER THIS CODE SHALL NOT BE USED TO REQUIRE THE REMOVAL, ALTERATION OR ABANDONMENT OF, NOR PREVENT THE CONTINUOUS USE & MAINTENANCE OF, AN EXISTING OR BUILDING SYSTEM LAWFULLY IN EXISTENCE AT THE TIME OF ADOPTION OF THIS CODE.

101.4.5 - ADDITIONS, ALTERATIONS OR RENOVATIONS ADDITIONS, ALTERATIONS OR RENOVATIONS TO EXISTING BUILDING, BUILDING SYSTEMS OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS TO COMPLY (SEE EXCEPTIONS)

NOTES

1. EXISTING CEILING, WALL OF FLOOR CAVITIES, IN THE BUILDING ENVELOPE EXPOSED DURING CONSTRUCTION SHALL BE FILLED TO FULL DEPTH WITH INSULATION HAVING A MINIMUM R-VALUE OF 3 INCHES.
2. ALL NEWLY INSTALLED VINYL REPLACEMENT WINDOW UNITS SHALL FIT EXISTING OPENINGS AND MEET THE FOLLOWING CRITERIA: MAXIMUM U-VALUE OF 35 AND MAXIMUM SHGC 40.
3. ANY NEW MECHANICAL SYSTEM SHALL COMPLY WITH NEW YORK STATE ENERGY CODE.

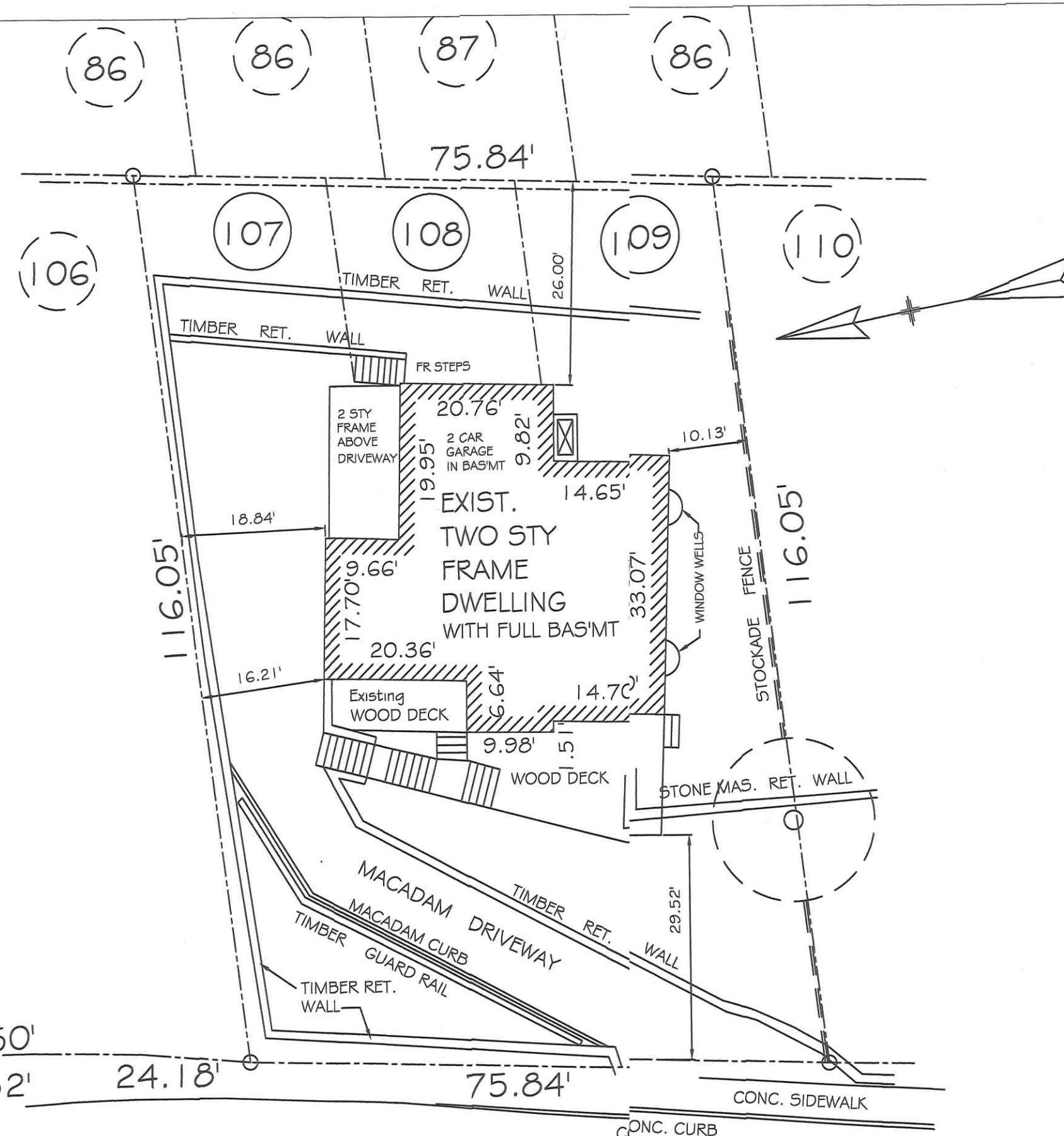


LOCATION MAP

Scale: N.T.S.

COLONIAL AVENUE

R=249.50'
L=73.52'



SOUTHLAWN AVENUE

PLOT PLAN

Scale: 1/16" = 1'-0"

CONSTRUCTION NOTES & SPECIFICATIONS

1. ALL PROPOSED WORK HAS BEEN DESIGNED AND MUST BE PERFORMED IN COMPLIANCE WITH THE 2020 NYS RESIDENTIAL CODE, VILLAGE OF DOBBS FERRY MUNICIPAL CODE AND ALL APPLICABLE RULES AND REGULATIONS.
2. MINIMUM FOOTING DEPTH SHALL BE 42" AS PER R403.1.4.1 EXCEPTION 3.
3. MINIMUM CONCRETE STRENGTH FOR FOOTING TO BE 2500 PSI. CONCRETE TO BE AIR ENTRAINED. (R402.2)
4. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR SELECT STRUCTURAL OR BETTER, (R319 & 502.1) WITH A MINIMUM OF F = 1900 PSI IN EXTREME BENDING. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. (R319)
5. DECK STRUCTURAL DESIGN LOADS SHALL BE AS PER R301.5:
DESIGN LOADS: LIVE LOADS DEAD LOADS
DECK FLOOR 40 PSI 10 PSI
GUARD RAILS 200 PSI -
6. ALL FASTENERS FOR PRESERVATIVE TREATED LUMBERS SHALL BE GALVANIZED STEEL. (R319.3)
7. ALL DECK SUPPORT BEAMS ENDS MUST BEAR ON A SUPPORT AT LEAST 1.5' FOR WOOD. (R502.6.1)
8. GUARDRAILS AT DECK TO BE 3FT HIGH MINIMUM. (R312.1)
9. THE PROPOSED WORK HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2016 NYS ENERGY CODE. (N1101.4.3.)

SCOPE OF WORK

- DIRECT REPLACEMENT OF EXISTING TIMBER RETAINING WALL ALONG EXIST. DRIVEWAY UP TO WOOD STAIR AND ON THE NORTH SIDE OF PROPERTY LINE

SITE DATA

HOUSE : 120 SOUTHLAWN AVENUE
BLOCK : 113
LOT # : 18
MAP : 3.120

RECEIVED

DEC 09 2022

VILLAGE OF DOBBS FERRY

BUILDING DEPARTMENT

Table R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load (psf)	Wind Speed (mph)	Seismic Design Category	Subject to Damage From:				Winter Design Temp.	Ice Shield Underlayment Required	Flood Hazards
			Weathering	Frost Line Depth	Termite	Decay			
30	110-130	C	Severe	3'-6"	Moderate To Heavy	Slight To Moderate	7°	N/A	FIRM 360922 FOR FIRM map dated 9/27/2007

ZONING CHART

FOR INFORMATION ONLY
NO WORK DONE UNDER THIS APPLICATION TO EXIST. BUILDING INTERIOR OR EXTERIOR

ADDRESS	SBL	ZONE	USE
120 SOUTHLAWN AVENUE	3.120-113-18	OF-5	1 FAMILY

TABLE 1: FLOOR AREAS

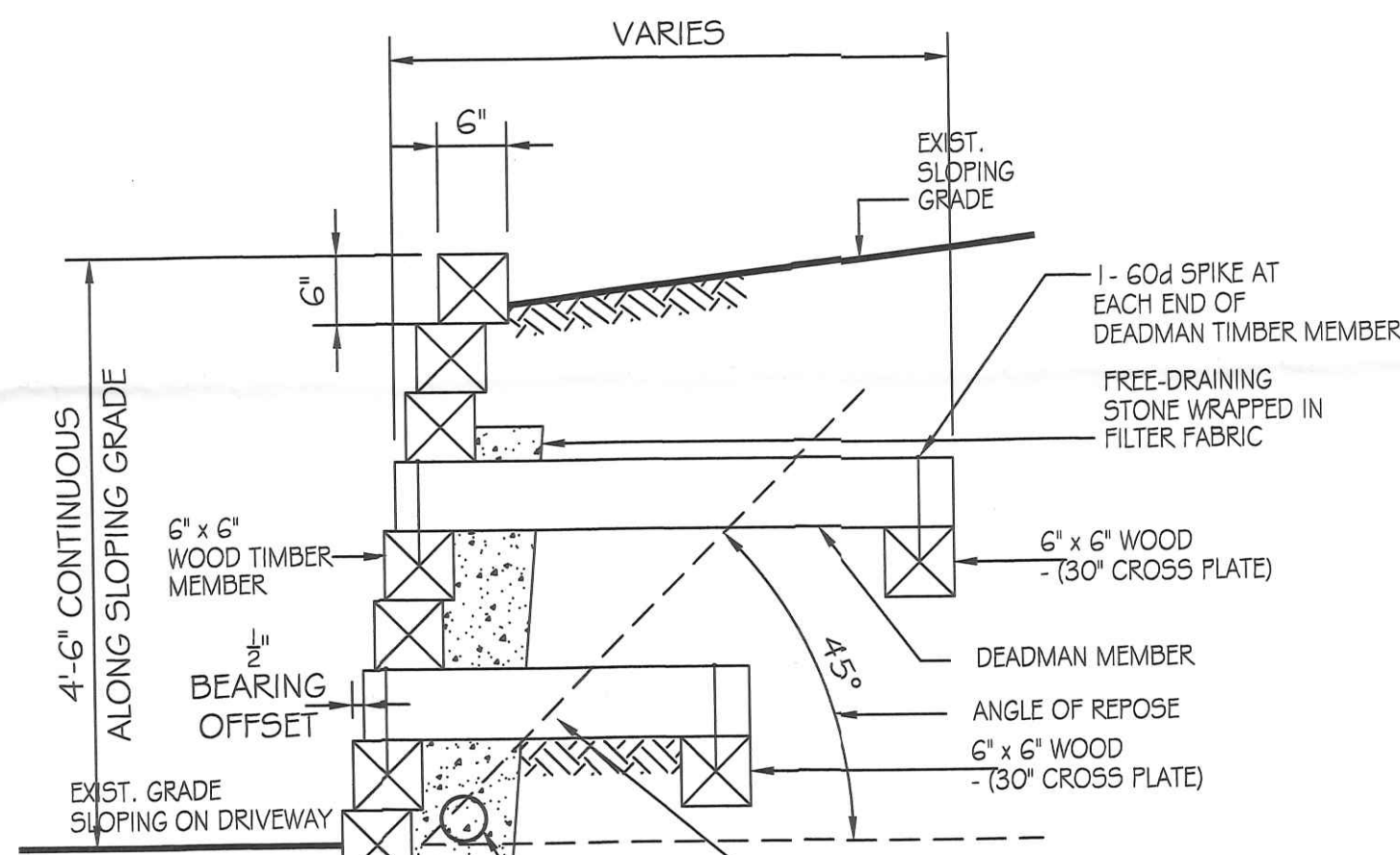
STORY	EXISTING AREA	EXISTING HABITABLE AREA	AREA OF RENOVATION	NEW AREA
2	1380	2945	-	-
DECK	560	N/A	-	-
TOTAL	1940	N/A	-	-

TABLE 2: BUILDING DIMENSIONS

	EXIST. / PROPOSED	MINIMUM ALLOWABLE
LOT AREA (ft²)	8365	7500
LOT WIDTH (ft)	75.84	75
LOT DEPTH (ft)	116.05	100
COVERAGE BY BUILDING (%)	25	22
COVERAGE BY IMPERVIOUS SURFACES (%)	48	44
FRONT YARD SETBACK (ft)	44.4	29
REAR YARD SETBACK (ft)	26	25
SIDE YARD SETBACK, EACH (ft)	19.1	10
SIDE YARD SETBACK, BOTH (ft)	26.34	25

TABLE 3: HEIGHT

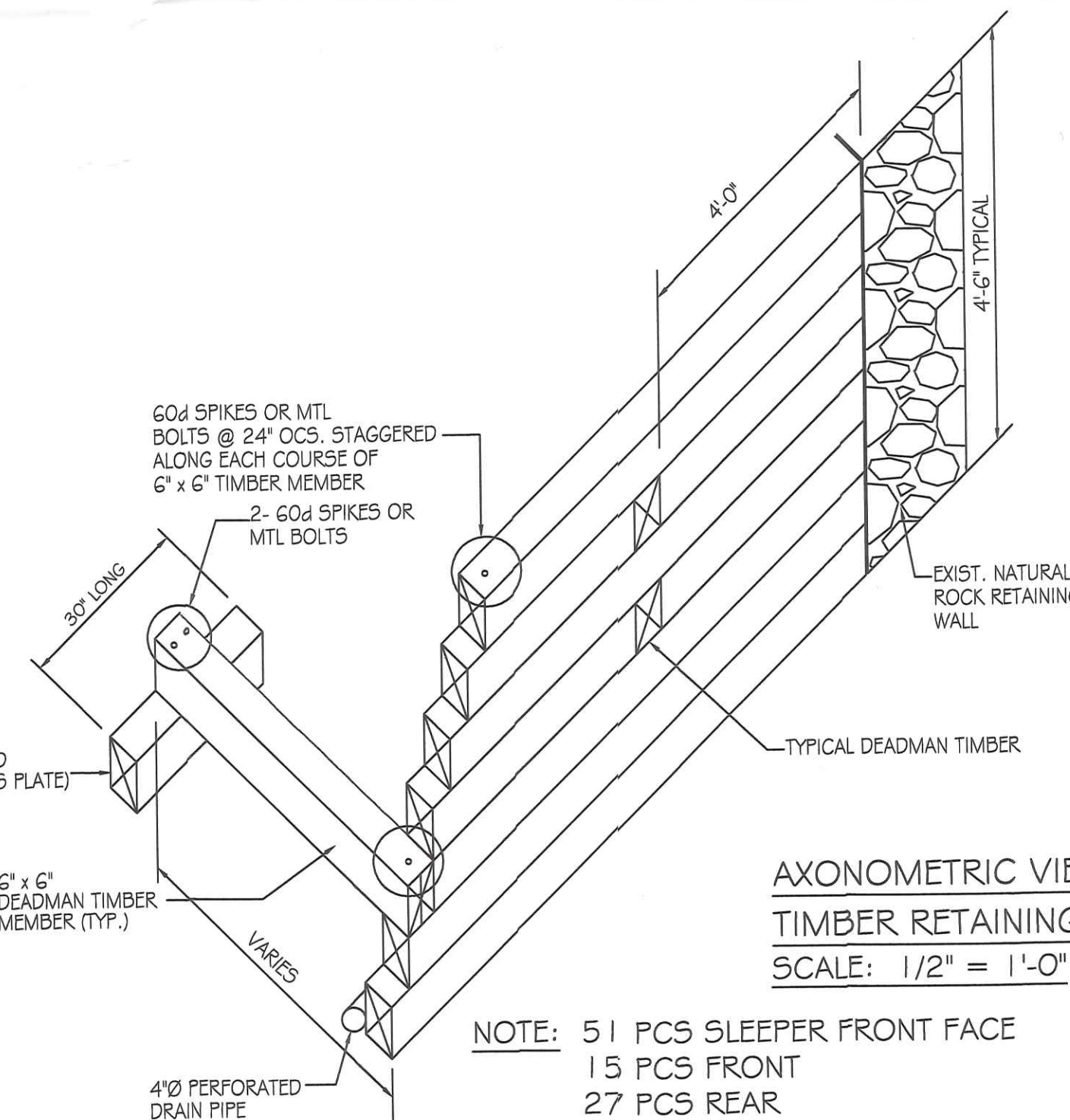
	EXIST. / PROPOSED	ALLOWED
NUMBER OF STORIES	2	2 1/2
GRADE TO RIDGE (OF+MDR-1)	32	33
GRADE TO EAVE (OF+MDR-1)	24	28
GRADE TO MID-POINT OF ROOF (ALL OTHER)	28	30.5



TYPICAL TIMBER RETAINING

WALL DETAILS

SCALE: 3/4" = 1'-0"

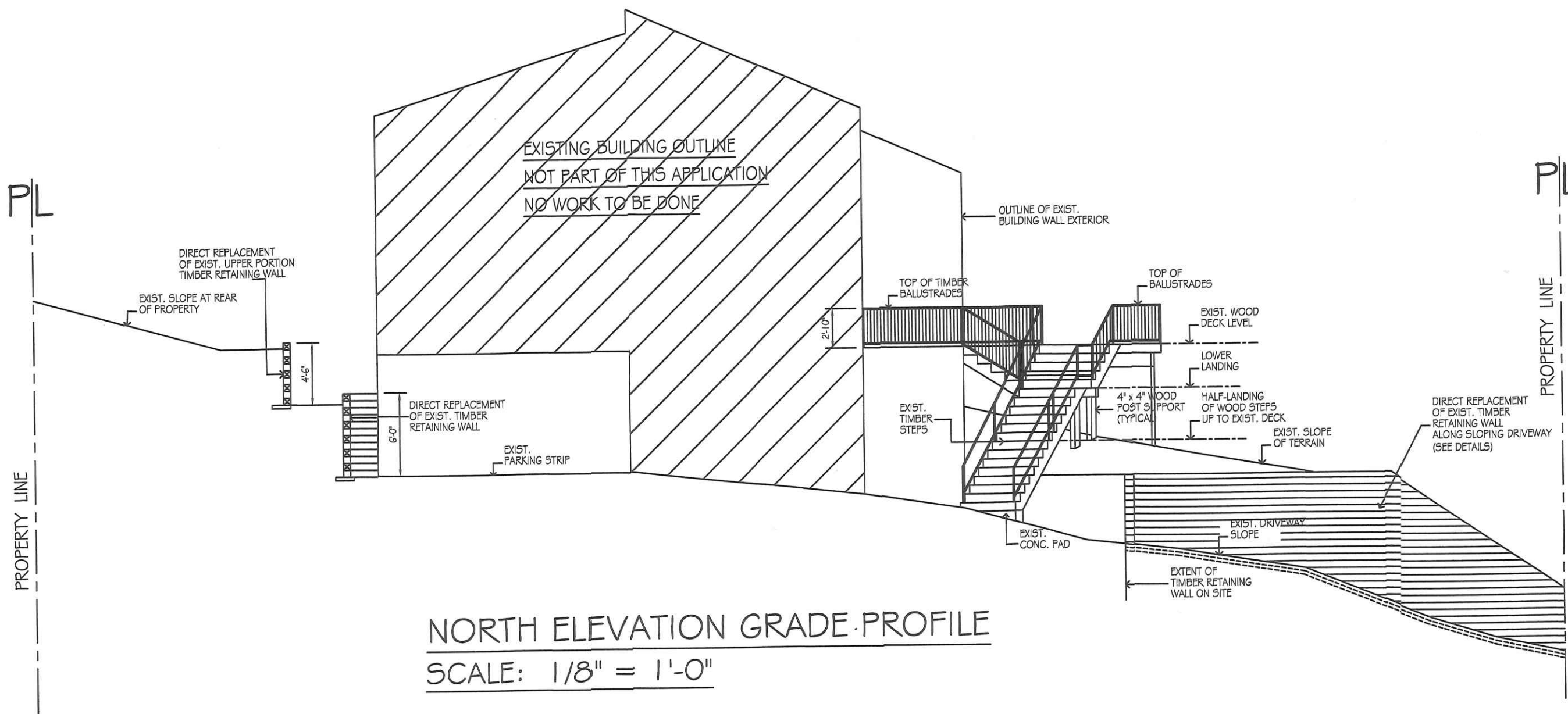


AXONOMETRIC VIEW

TIMBER RETAINING WALL

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

NOTE: 51 PCS SLEEPER FRONT FACE
15 PCS FRONT
27 PCS REAR



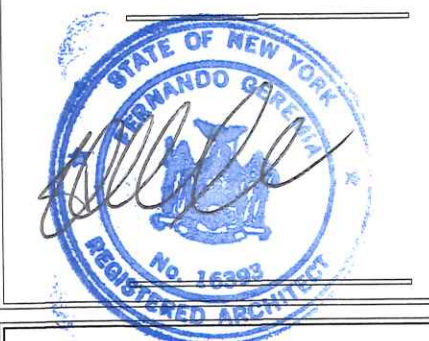
NORTH ELEVATION GRADE PROFILE

SCALE: 1/8" = 1'-0"

FRED GEREMIA

Registered Architects

443 Fifth Avenue
Pelham, New York 10803
TEL.: 914-235-3022



DIRECT REPLACEMENT OF EXISTING

TIMBER RETAINING WALL

120 SOUTHLAWN AVENUE
DOBBS FERRY, NY. 10522

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12-07-22	DOB
11-22-22	DOB
11-16-22	DOB
10-04-22	DOB
09-30-22	DOB
Date	Action

Drawing Title

NOTES, SITE PLAN
AXONOMETRIC VIEW
RETAINING WALL DETAIL

LOCATION MAP

NORTH & EAST ELEVATION

ZONING CHART & GENERAL NOTES

Project: Job No:

Date: SEP. 22

Scale: AS NOTED

Drawn By: EW

Drawing No: A-1

Checked By: RWW