

The Hoffman Residence

242 Clinton Avenue, Dobbs Ferry, New York 10522

1NOTES

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 clients 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 contactor(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 Contacts 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 Cof O
 - *Additional State and Local Law Inspections as required.

- 4.1 Scope of work: Proposed Distribution in the existing house, Proposed facades and Proposed 2nd Floor. The project can be summarized as a Basement plus 2 floors 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 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 wich 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: 242 CLINTON AVENUE, DOBBS FERRY N.Y. BLOCK:115 LOT:2 TAX ID: 3.120-115-2				
OWNER: THE HOFFMAN RESIDENCE				
ZONING DISTRICT		OF-3 ONE FAMILY RESIDENCE		
REQUIREMENT	UNITS	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT SIZE	S.F.	15,000	19,978 SF.	19,978 SF.
MINIMUM LOT WIDTH	FT.	100	75	75
MINIMUM LOT DEPTH	FT.	100	252.56	252.56
MAXIMUM BUILDING COVERAGE	%	20	16	18.5
MAX. IMPERVIOUS COVEGARE	%	40	23.81	29.55
MINIMUM YARDS				
FRONT YARD SETBACK	FT.	30	48.67	44.5
SIDE YARD SETBACK (EACH)	FT.	15	23	20
SIDE YARD SETBACK (BOTH)	FT.	40	34	35
REAR YARD SETBACK	FT.	40	117.6	117.6
STORIES	#	2 ½	2	2
MAXIMUM HEIGHT	FT.	35	24'-6"	33'-7"
OFF STREET PARKING	#	2	2	2

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—	Survey
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A-003	2nd & Roof Floor Plan
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A-005	Proposed Elevations
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A-008	Perspectives
A-009	Proposed Materials

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 (RCHY 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 # 36119C02061F 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 1603 of the IRC and Figure R501.2(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 web site <http://floodmap.floodsimplx.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.

Phase1.3 - 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.

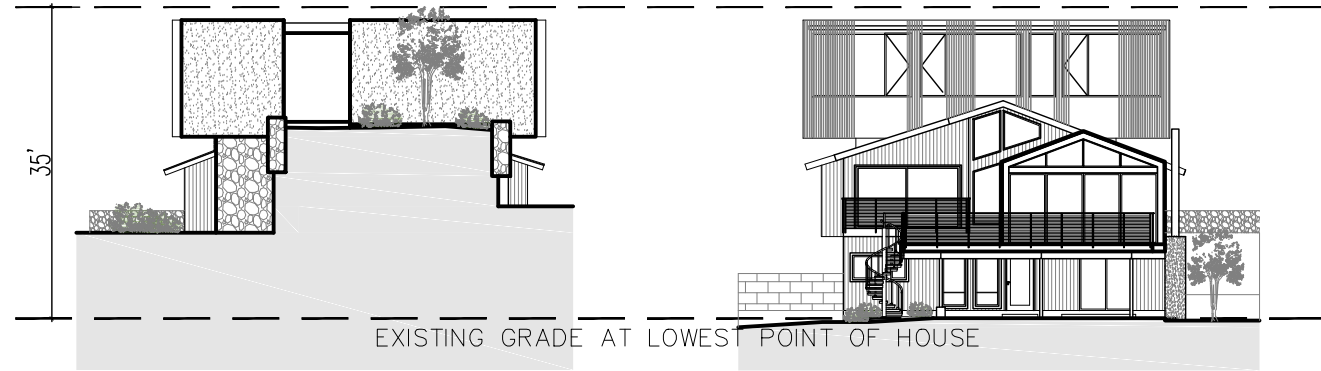
b. Major Maintenance

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.

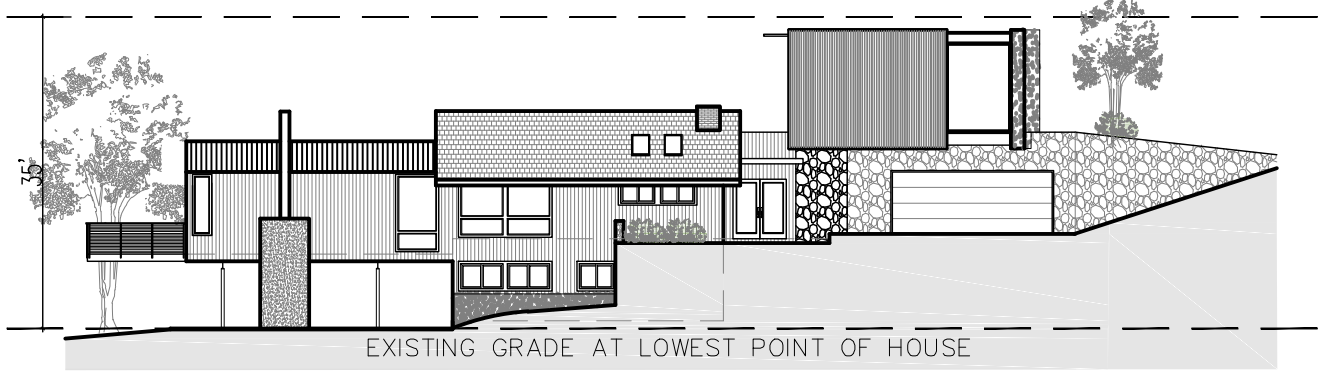


2 Rendering of Proposed Front

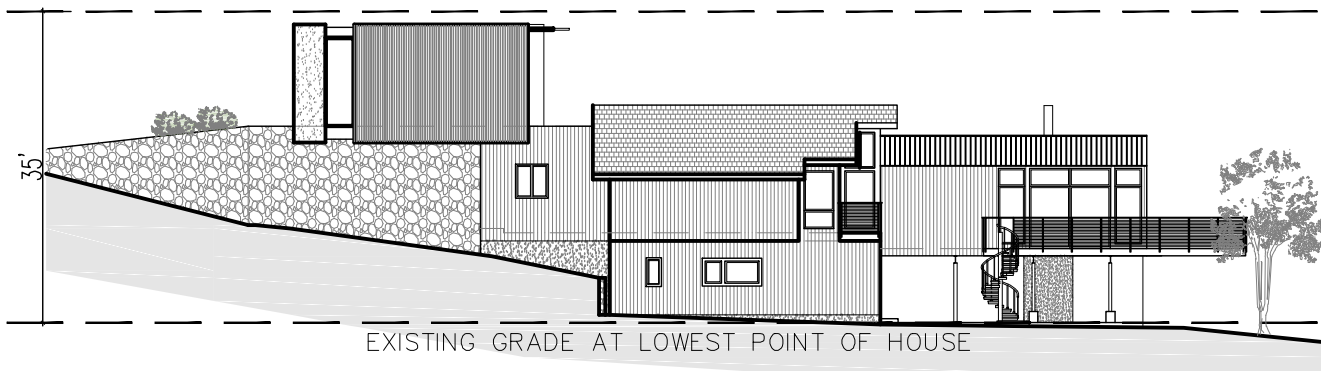
Do Not Scale See - Dimensions



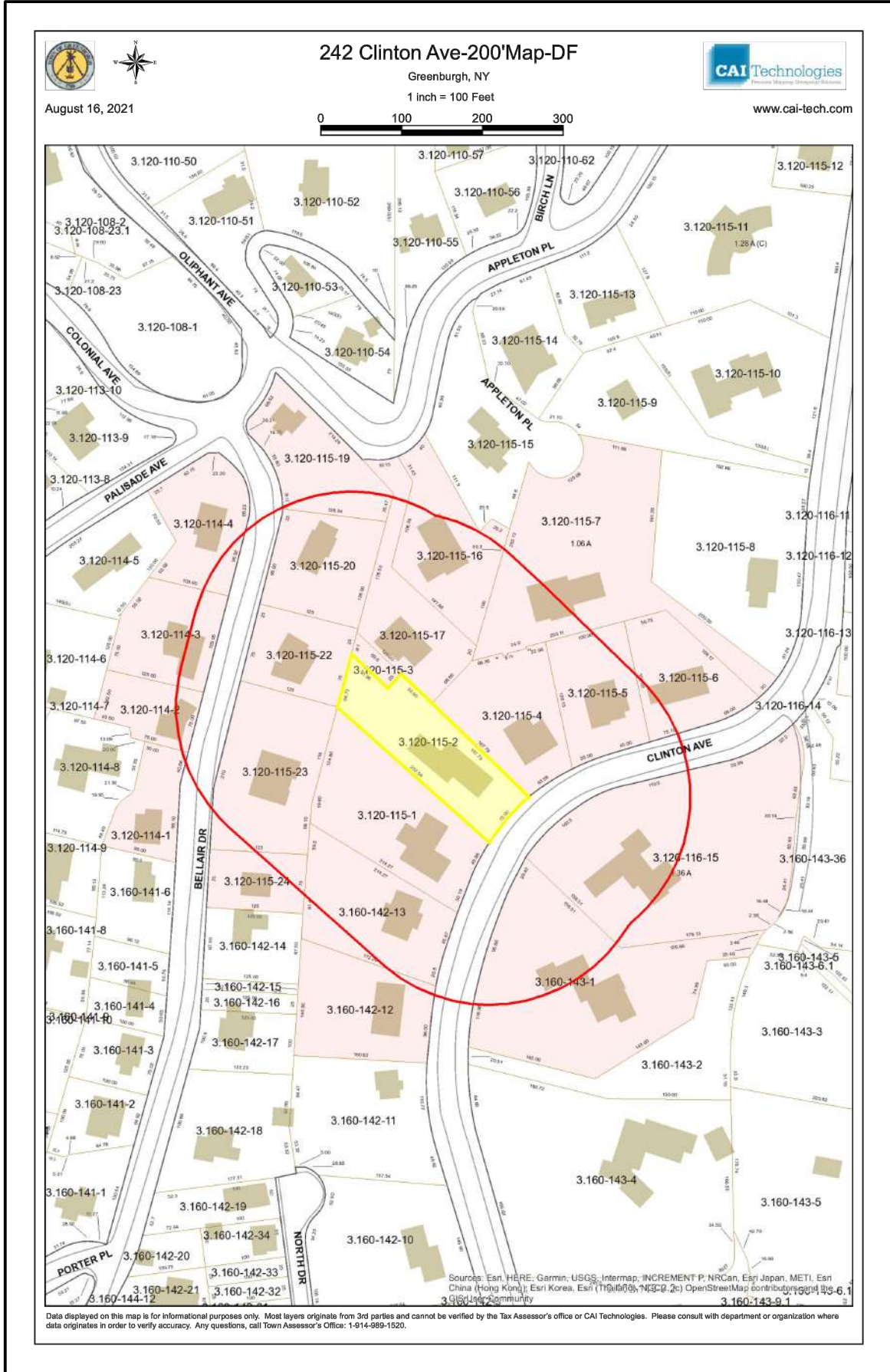
3 Zoning Diagram - Proposed Front & Rear Elevation



4 Zoning Diagram - Proposed Side Elevation



5 Zoning Diagram - Proposed Side Elevation



6 Land Parcel and Surrounds from above

Do Not Scale See - Dimensions

Project Architect:

GSA
GREGORY SHARP ARCHITECT, PC
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

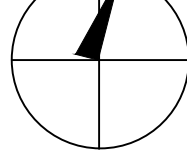
PROJECT ENGINEER

NOTES

SYMBOL LEGEND

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

North Arrow:



DRAWINGS AND SPECIFICATIONS REPRESENTED AND OR INDICATED HEREBY ARE THE PROPERTY OF CASE DEVELOPMENT, AND ARE NOT TO BE USED, EITHER IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES. BY ANY PARTIES OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CASE DEVELOPMENT.

DRAWING INFORMATION

ISSUED FOR PRE-FILE 5-14-2021
ISSUED FOR REVIEW 6-19-2021
ISSUED FOR PERMIT

D.O.B. No. -

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

The Hoffman Residence

PROJECT:

THE HOFFMAN RESIDENCE
242 CLINTON AVENUE,
DOBBS FERRY, NY 10522

TITLE PAGE

SEAL AND SIGNATURE:



DATE:

01/06/2022

PROJECT No:

HOFFMAN 2022

DRAWING BY:

GS

CHK BY:

GS

DWG No:

T-001.00

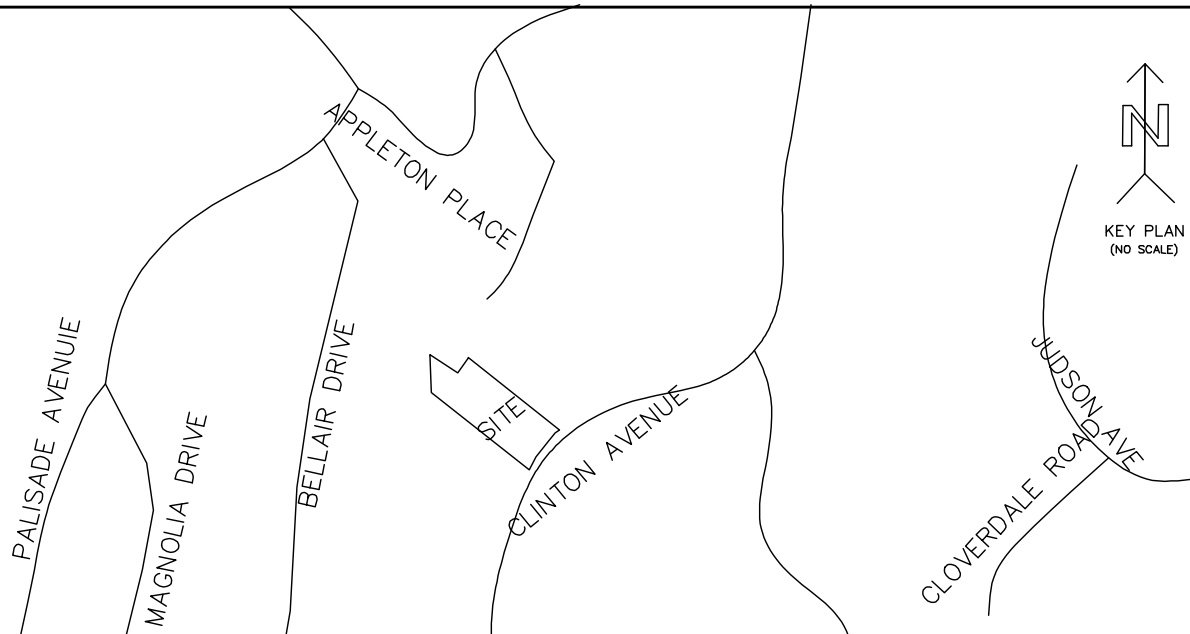
CADD No:

BSCAN:

NOTE:

1. ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 VERTICAL DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS.
3. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS(NO SEWER LINE IN FRONT OF PROPERTY)
4. WATER, ELECTRIC AND GAS LINES SHOWN HEREON ARE TAKEN FROM FIELD MARKING AND MUST BE VERIFIED BEFORE ANY DESIGN.
5. CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
6. 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.



**TOPOGRAPHICAL SURVEY AT
242 CLINTON AVENUE**
LOCATED AT
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY NEW YORK.

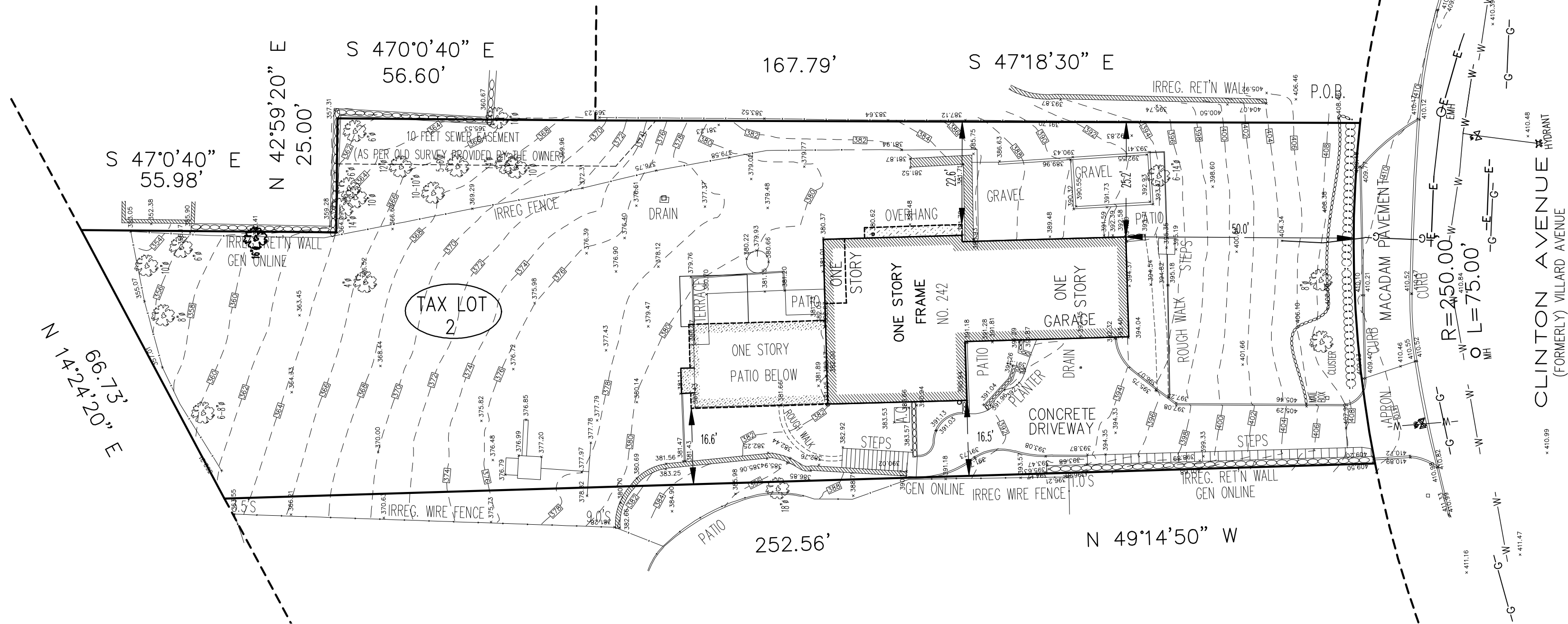
ALSO KNOWN AS SECTION 3.120, BLOCK 115, LOT 2
IN THE OFFICIAL TAX MAPS OF VILLAGE OF DOBBS FERRY

COPYRIGHT ©2021 SUMMIT LAND SURVEYING P.C.

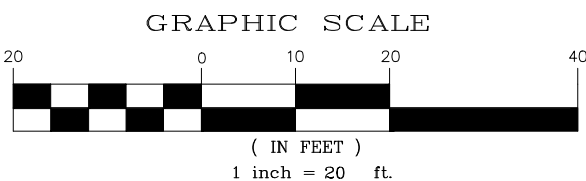
Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

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.



- 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
 - O — OVER HEAD WIRES
 - C — CHAIN LINK FENCE
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - LG LEGAL GRADE
 - C — CABLE LINE



SCALE: 1"=20'
Measurement in U.S. Standard.

DATE: 10-04-2021.

JOB NUMBER
WCRO4489-60(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.

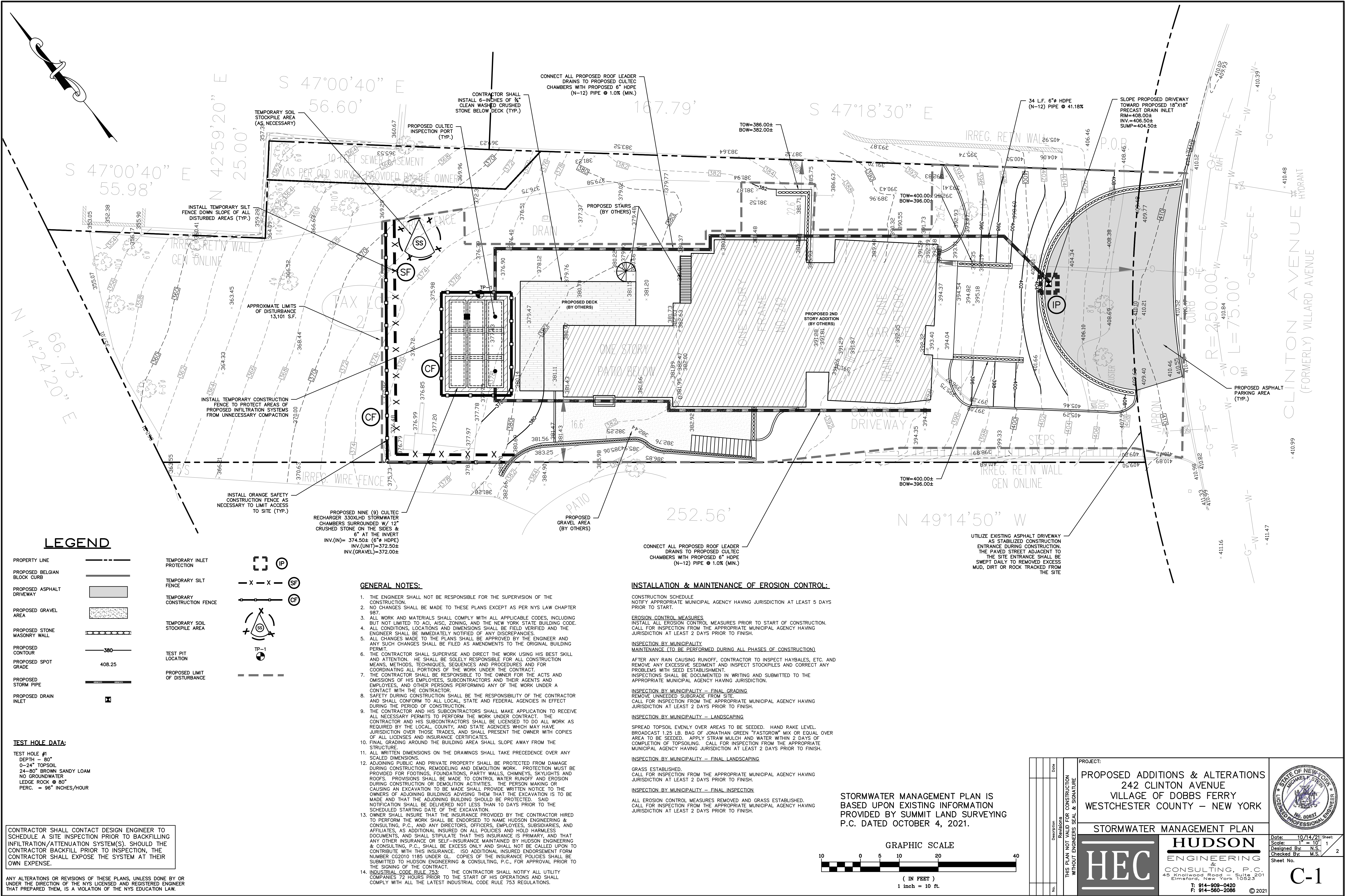
A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED.

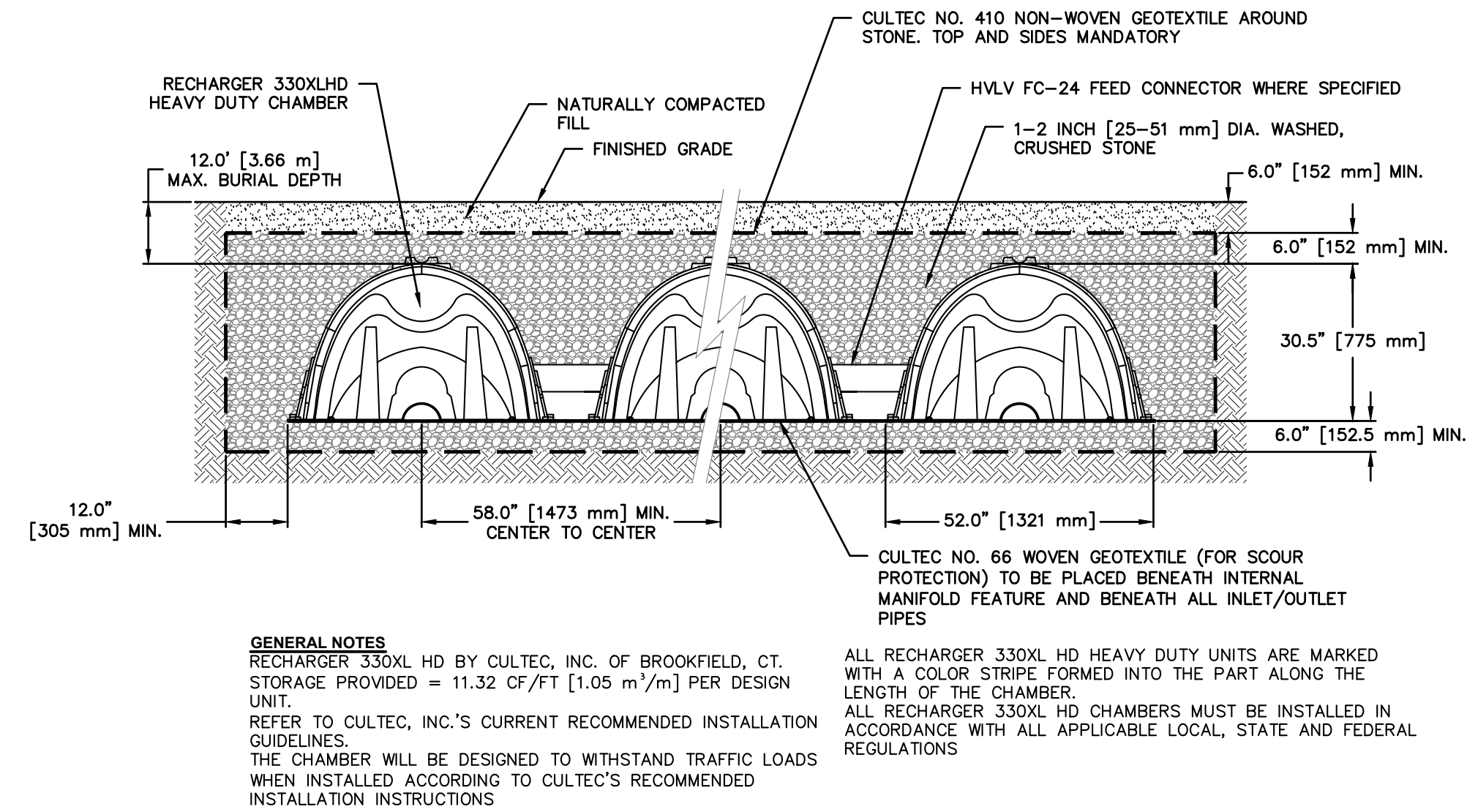
UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF §209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.

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.

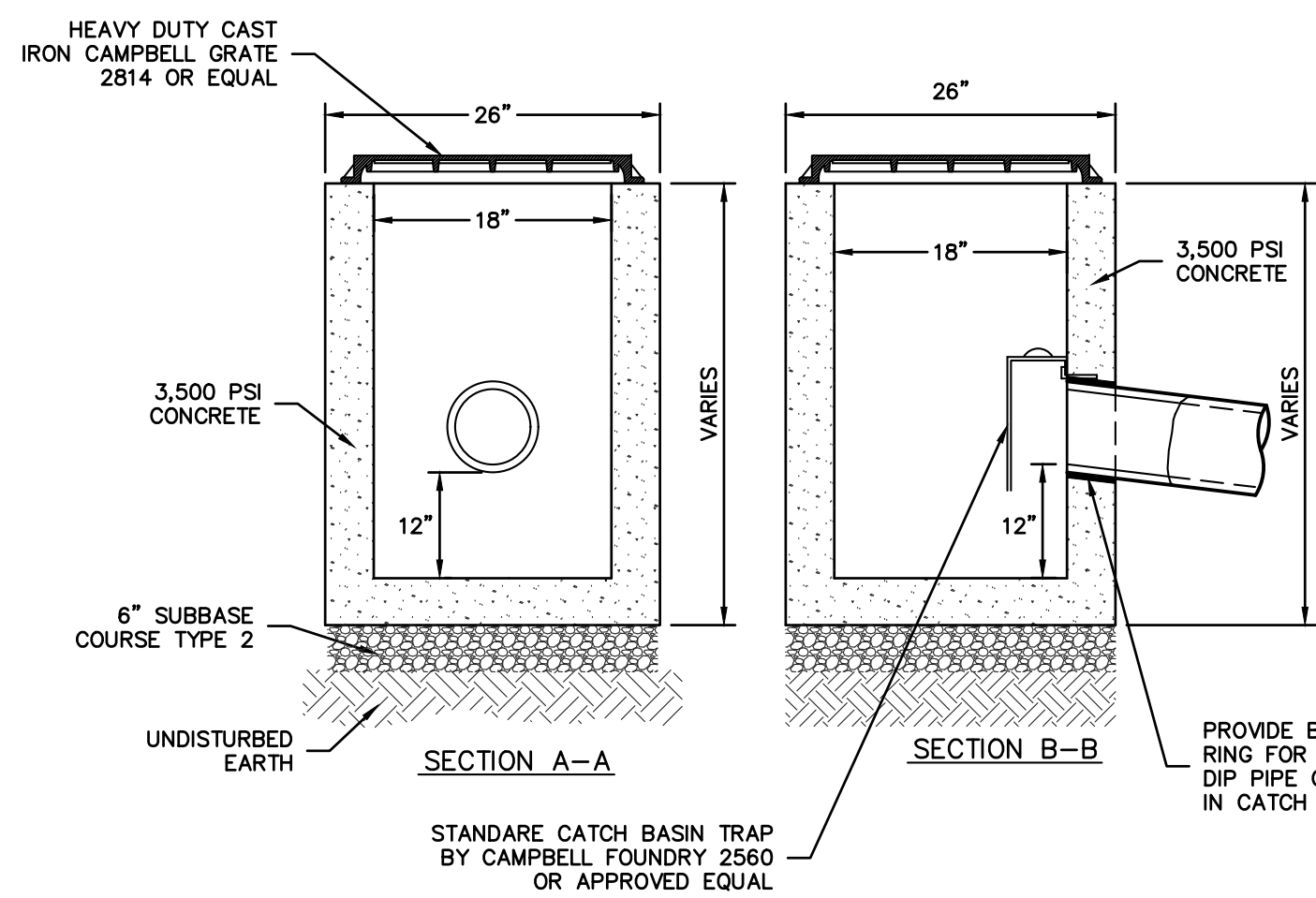
(NOT FOR TITLE TRANSFER)

TOTAL AREA = TAX LOT 2 ±19,978 Sq Ft ±0.46ac.



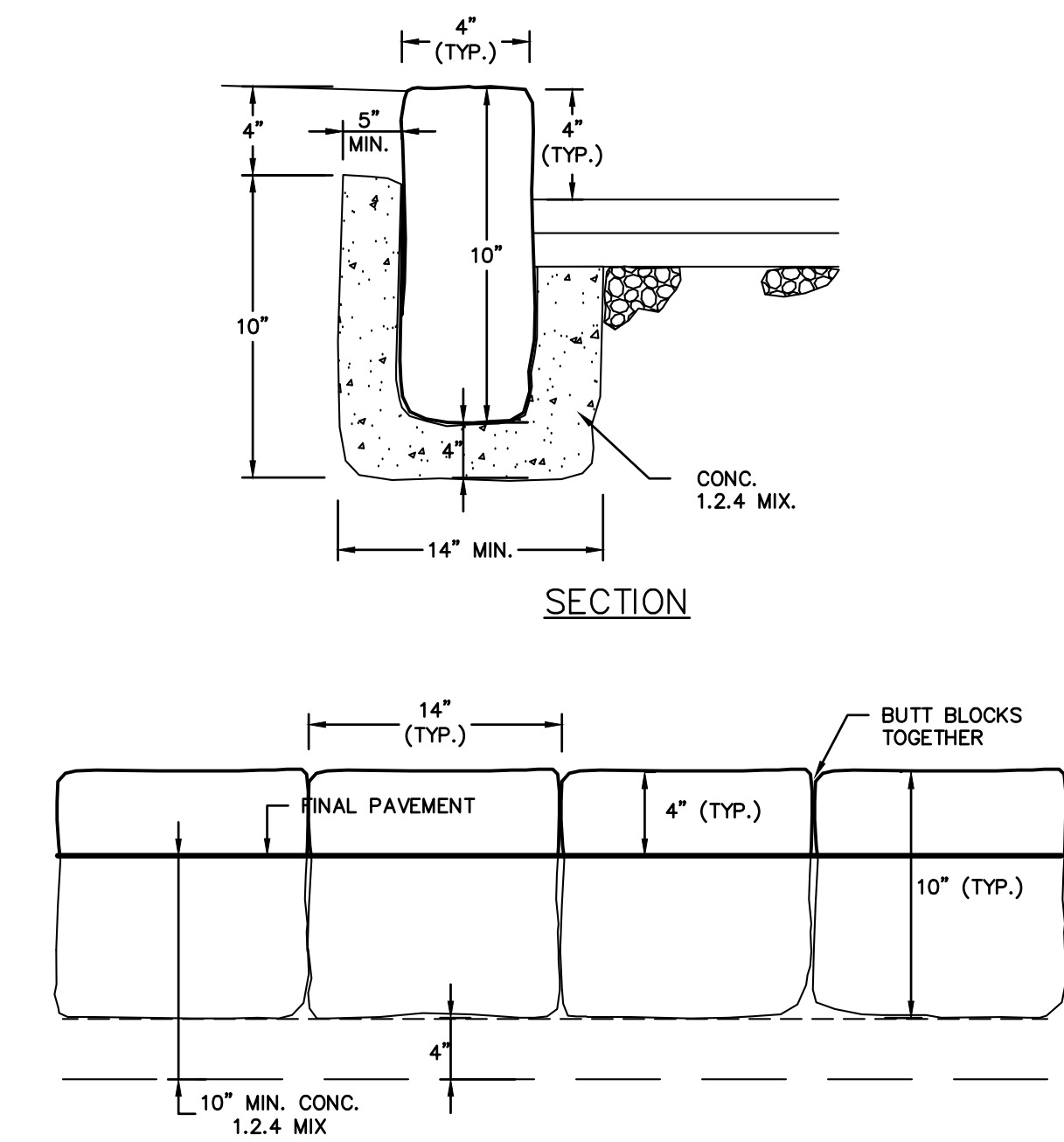


CULTEC RECHARGER 330XLHD



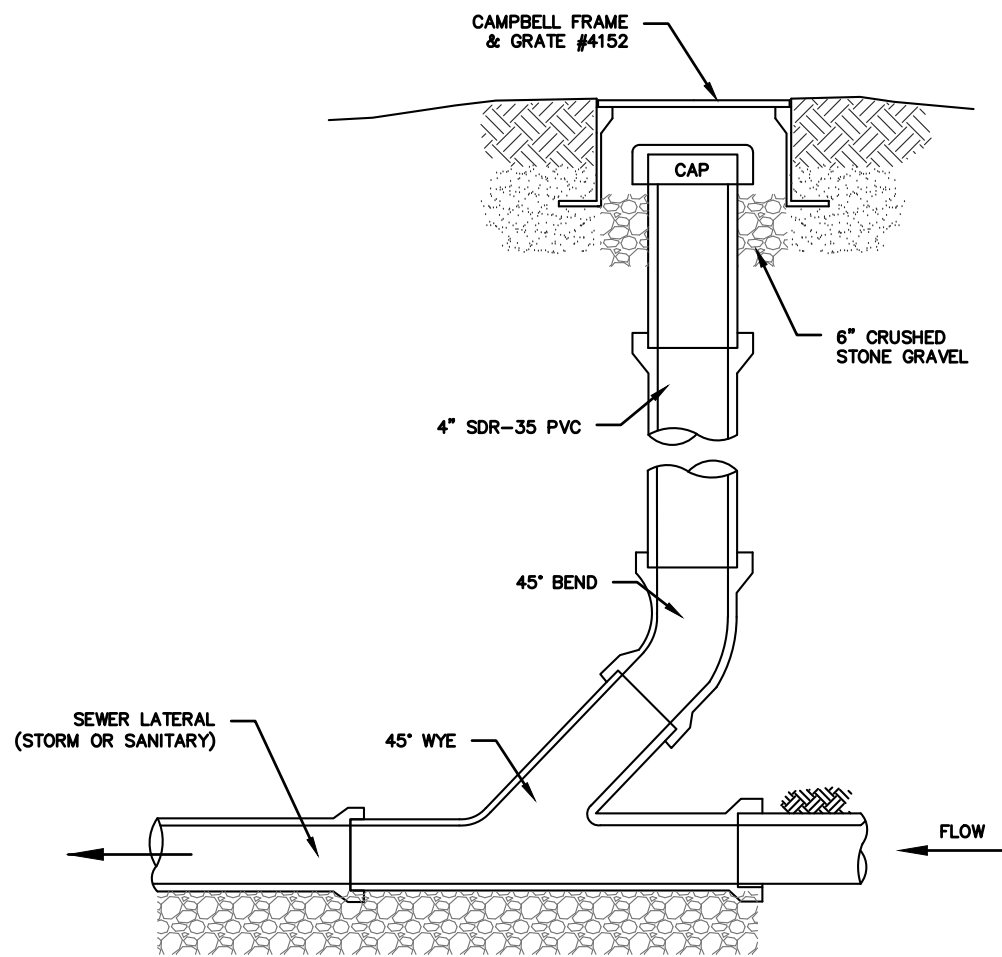
- NOTES:
1. CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
 2. DESIGN LOADING - AASHTO HS20-44
 3. EARTH COVER - 0 TO 5 FEET
 4. CONSTRUCTION JOINT - LAPPED

18"x18" PRECAST CONCRETE CATCH BASIN



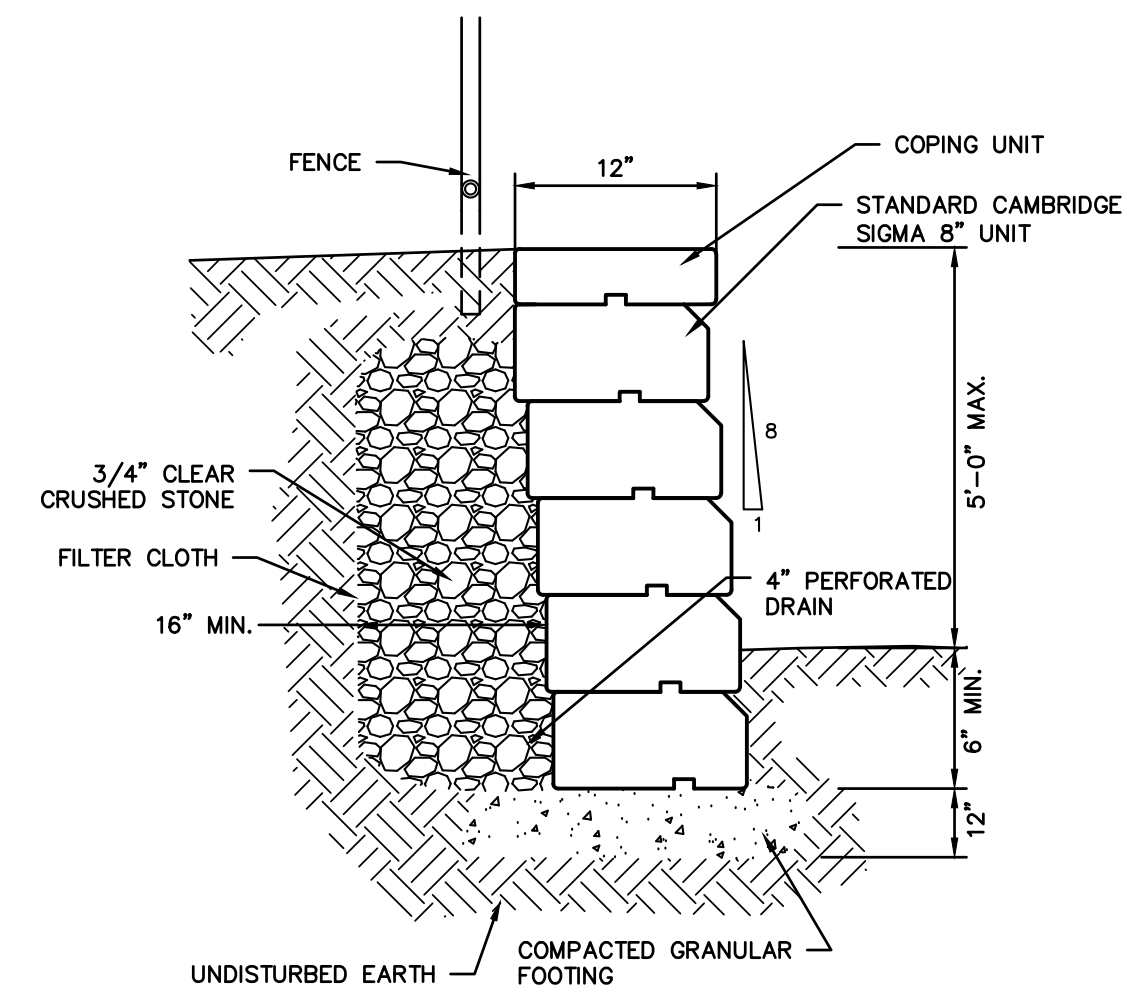
ELEVATION

BELGIUM BLOCK CURB DETAIL



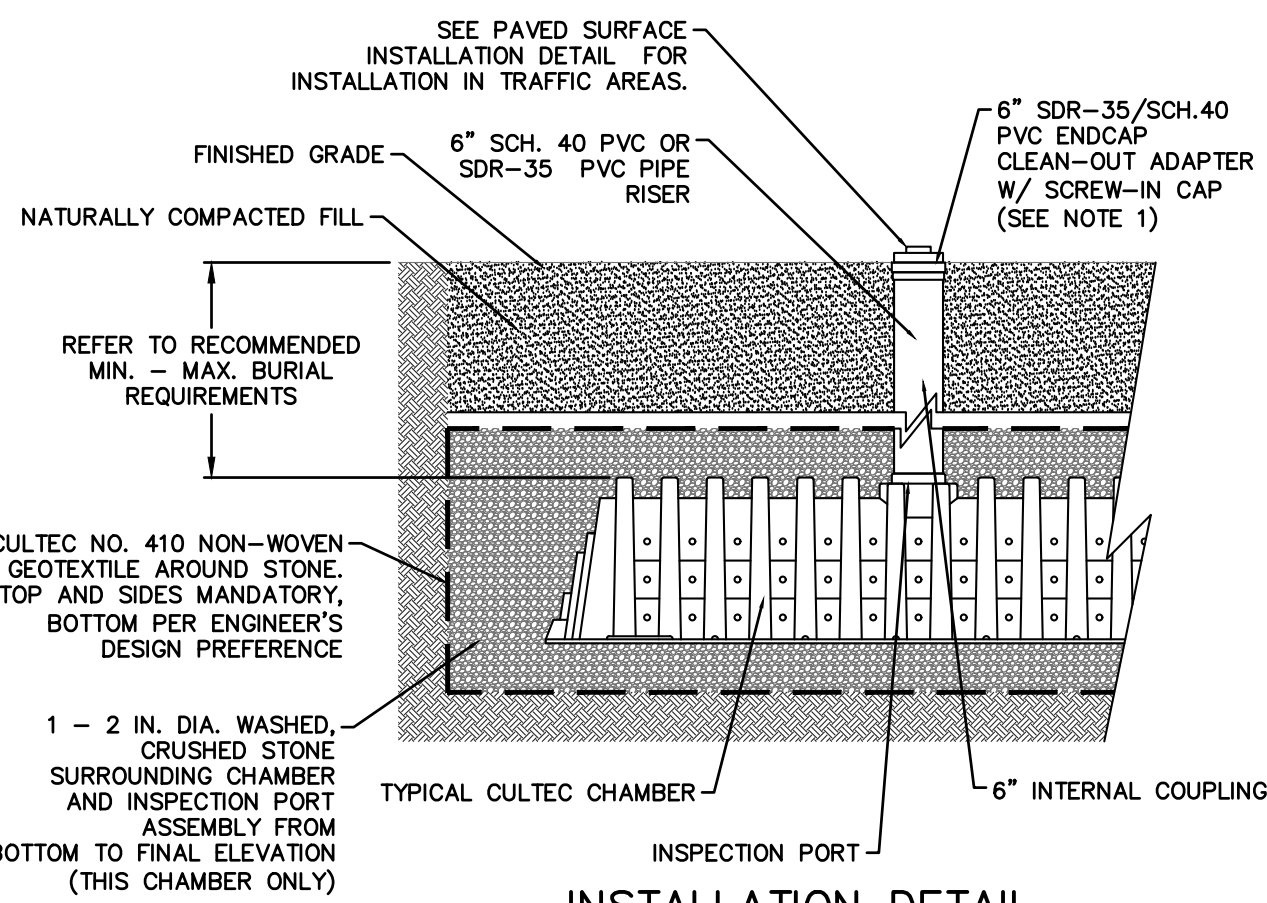
- NOTES (STORM SEWER):
1. REFER TO PLAN FOR SPECIFIC PIPE SIZING AND SLOPE SPECIFICATIONS; HOWEVER, IN GENERAL, ALL STORM SEWER SERVICES TO BE 6" SCH. 40 @ 1.0% MINIMUM.
 2. CLEANOUTS SHALL BE PLACED BEFORE SIGNIFICANT PIPE BEND LOCATIONS (I.E., JUNCTIONS, 90-DEGREE BENDS, ETC.) UNLESS A ROOF LEADER DOWNSPOUT CONNECTION IS PROPOSED.

SEWER CLEANOUT DETAIL (GRAVITY)
(STORM)



INTERLOCKING RETAINING WALL

CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL



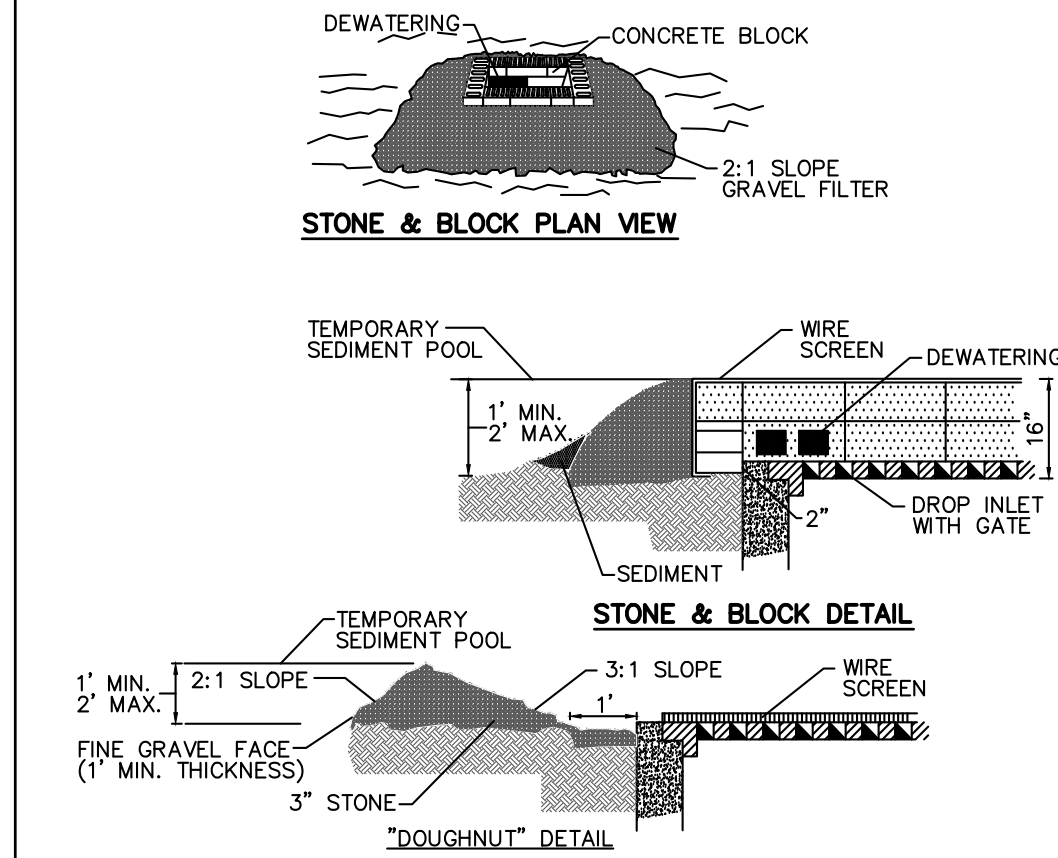
INSTALLATION DETAIL

CULTEC INSPECTION PORT

NOTES:

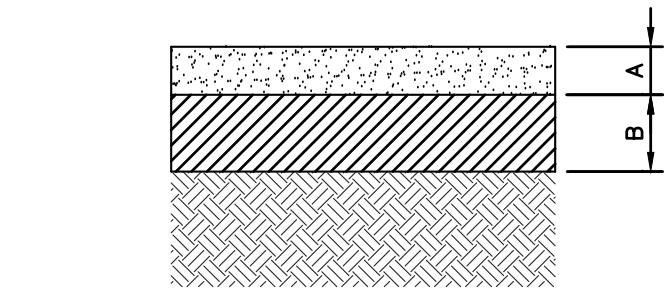
1. WHEN ACCESS PORT IS UTILIZED AS SYSTEM OVERFLOW, INSTALL NDS MODEL 90 GRATE. GRATE TO BE SET 1/2" ABOVE ADJACENT GRADE. ADJACENT GRADE TO PITCH AWAY FROM ACCESS PORT IN ALL DIRECTION.
2. INSPECTION PORT NOT TO SERVE AS OVERFLOW WHEN INSTALLED IN PAVED/TRAFFIC AREAS.

STONE & BLOCK DROP INLET PROTECTION

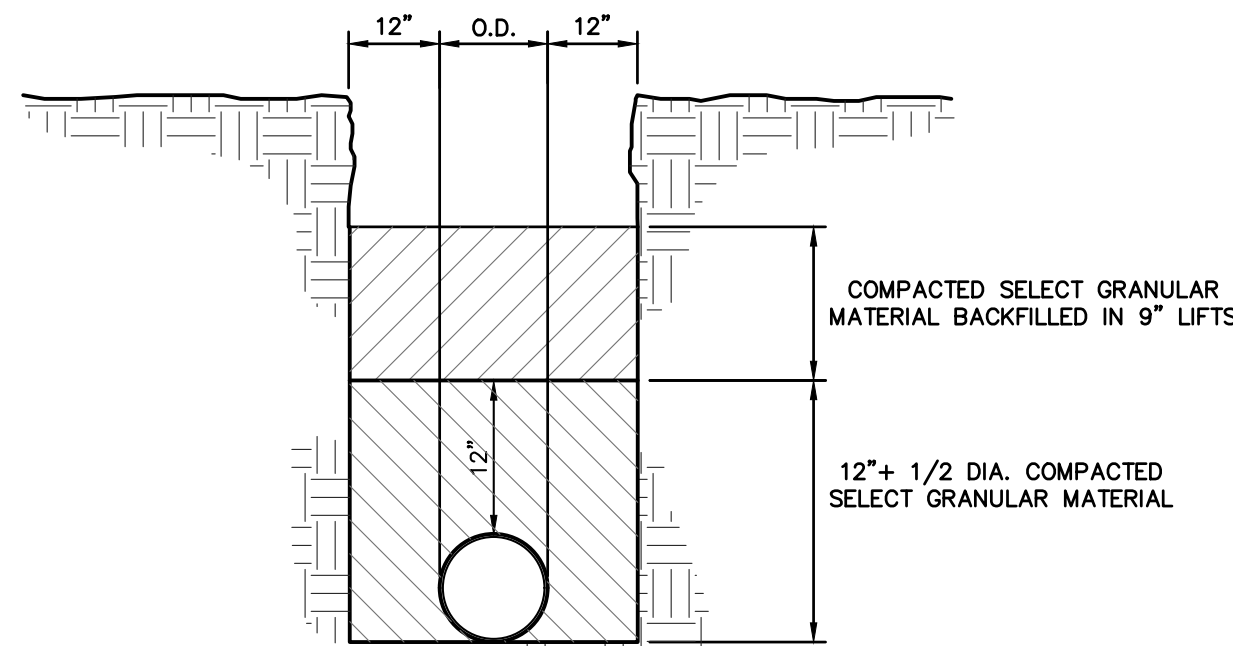


CONSTRUCTION SPECIFICATION

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARECLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE.

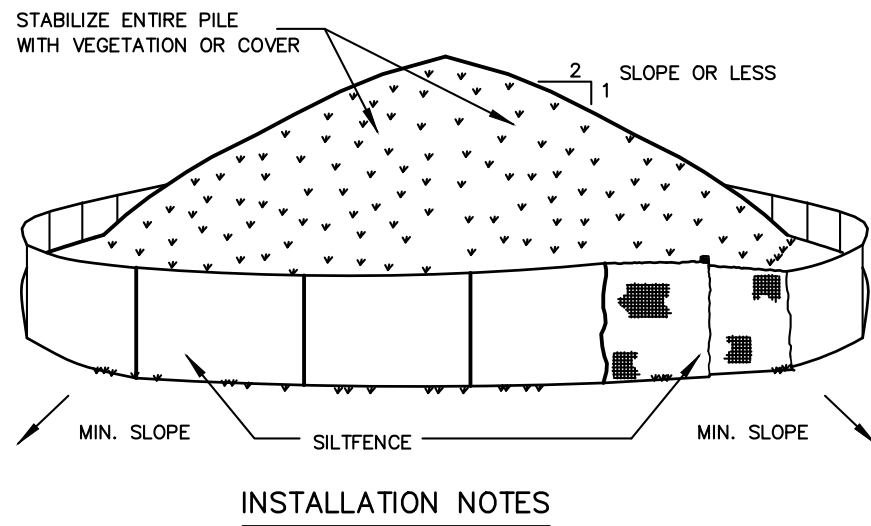


DRIVEWAY PAVEMENT SECTION



TRENCH BEDDING

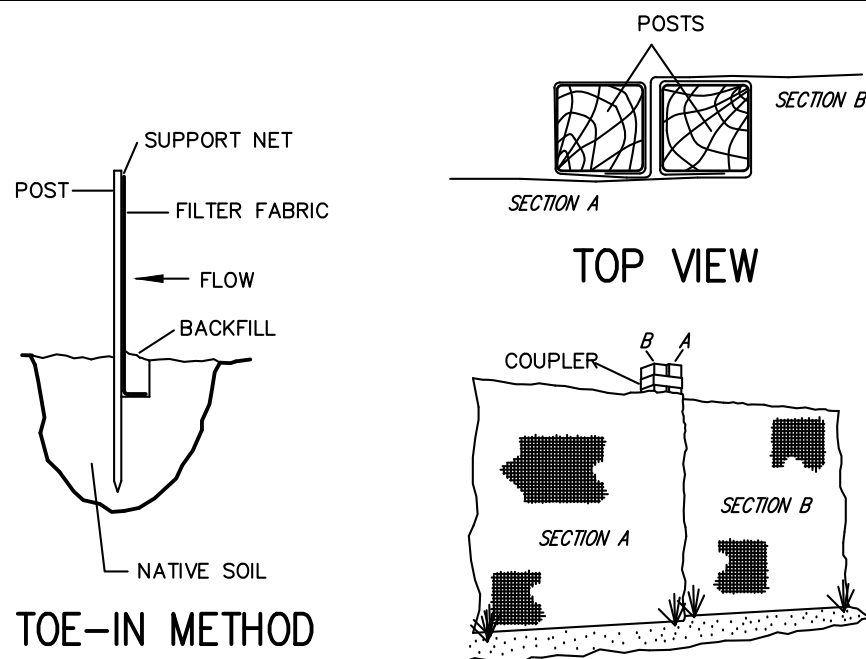
SOIL STOCKPILING



INSTALLATION NOTES

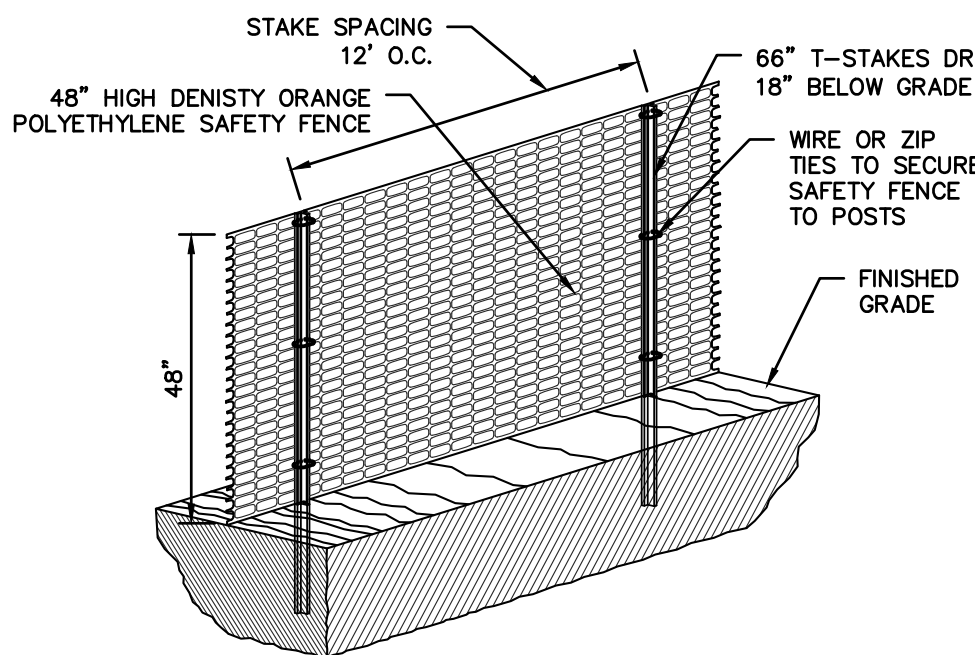
- INSTALLATION NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
 3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
 6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

SILT FENCE





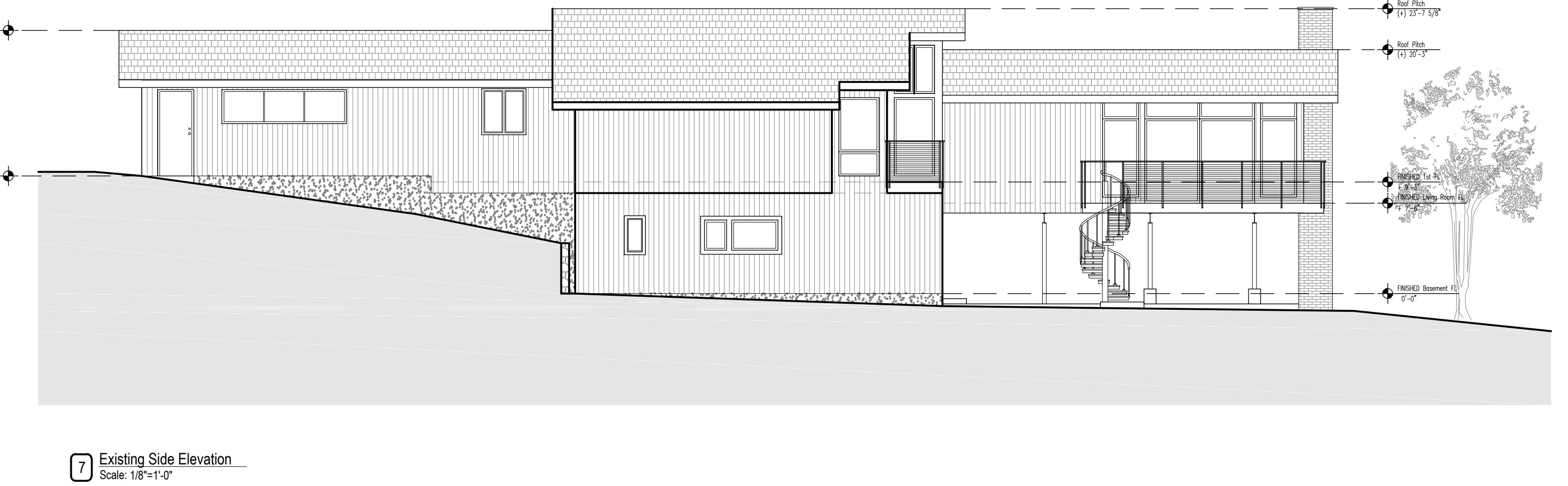
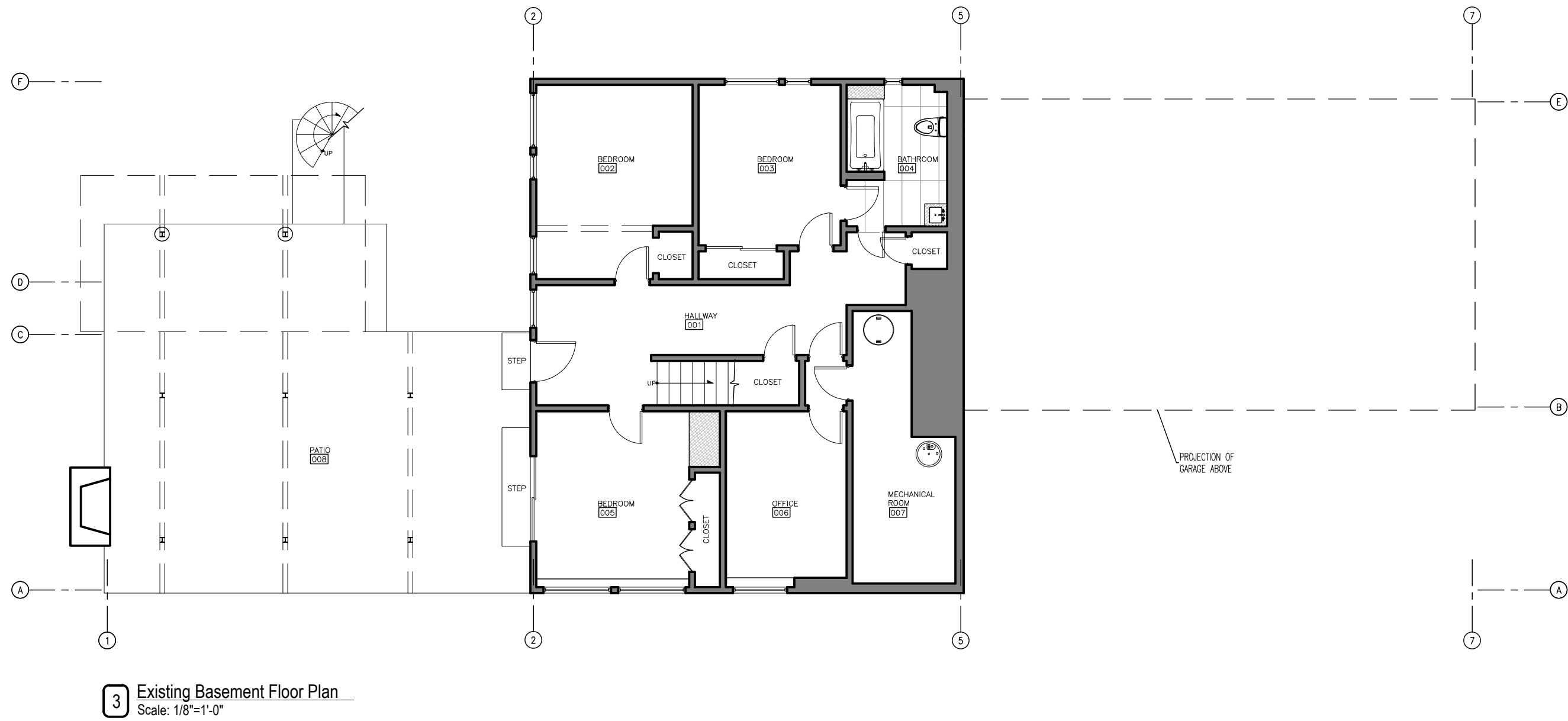
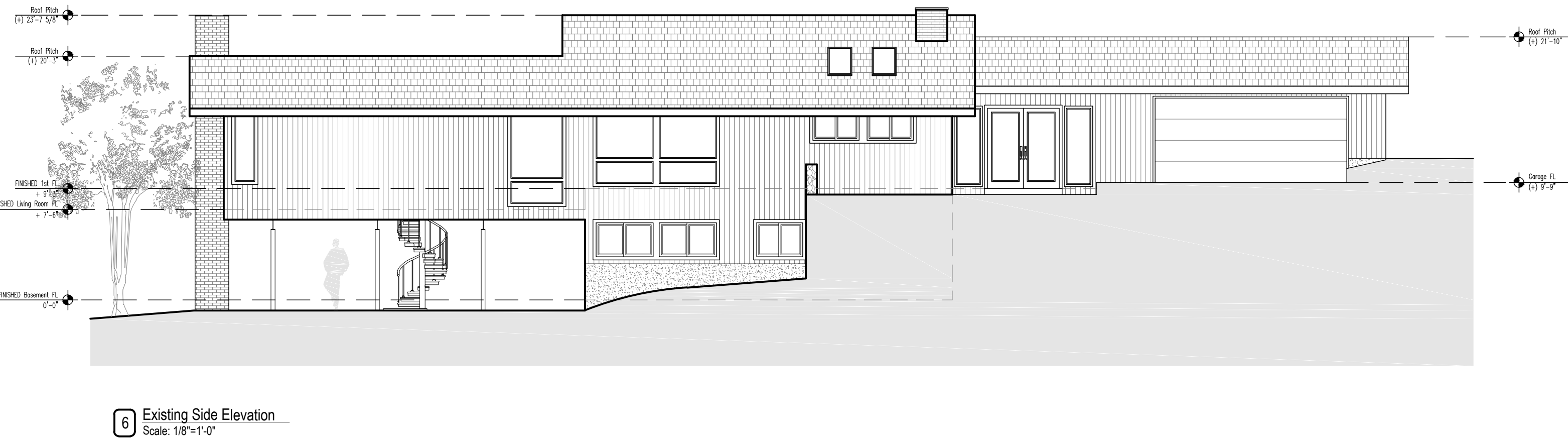
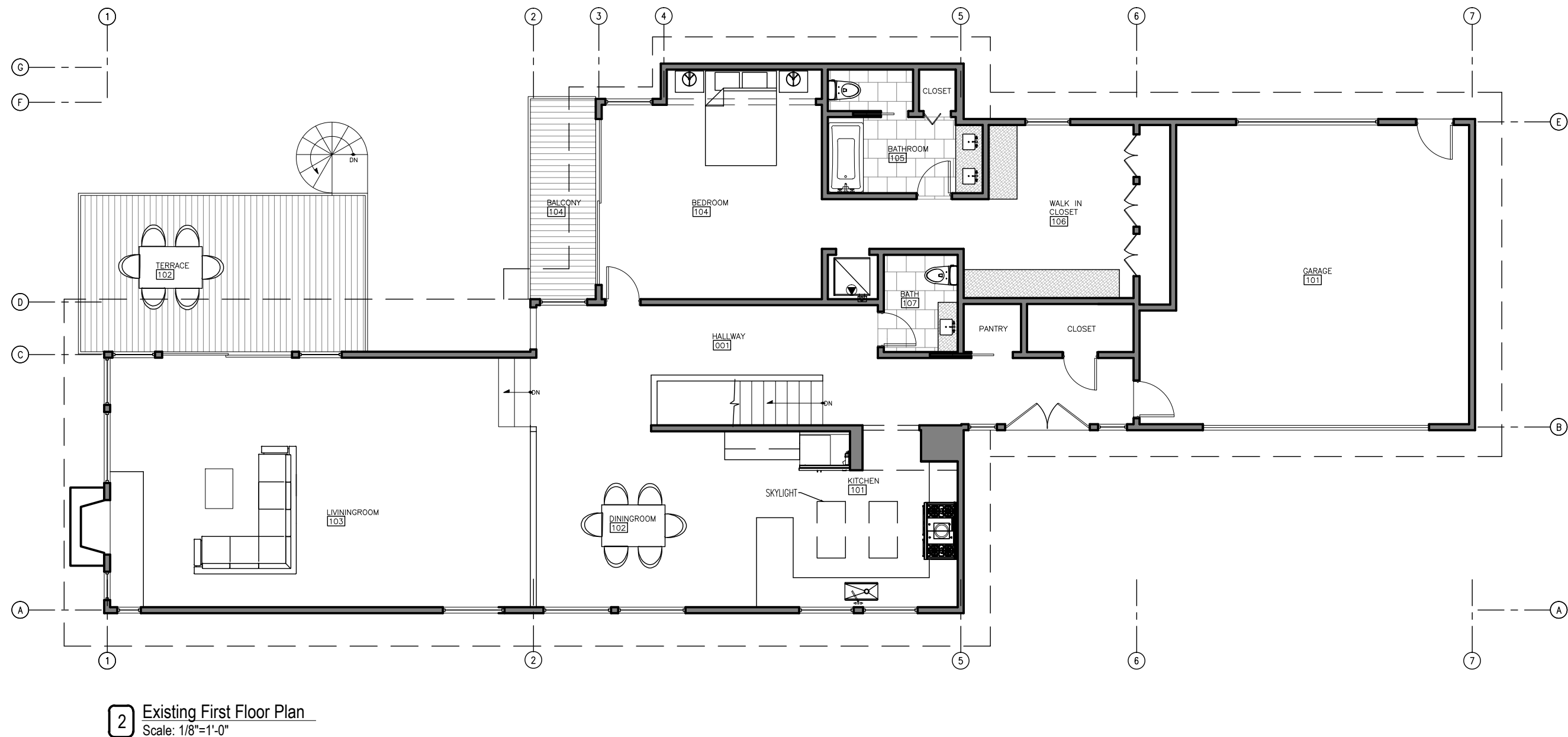
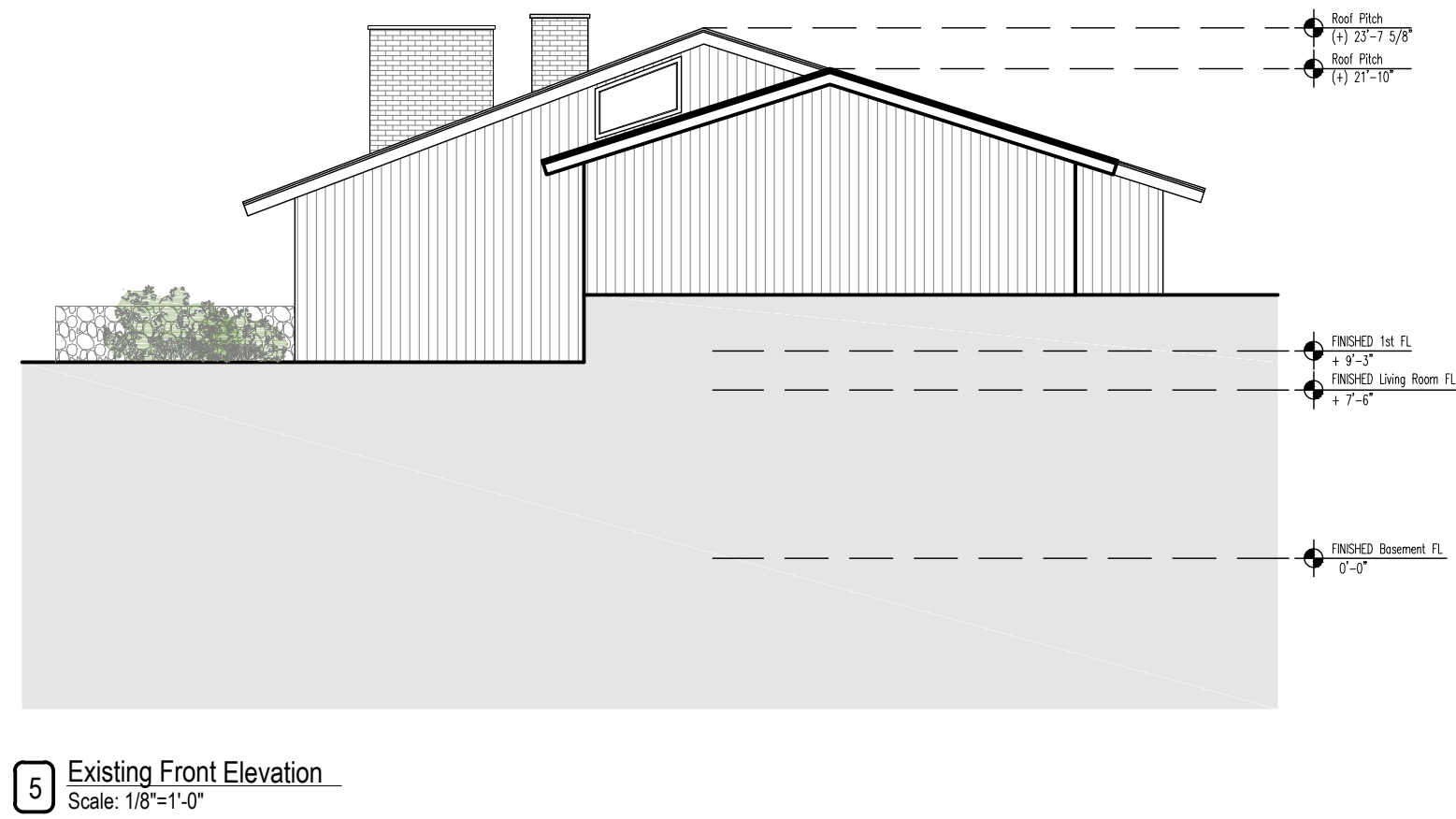
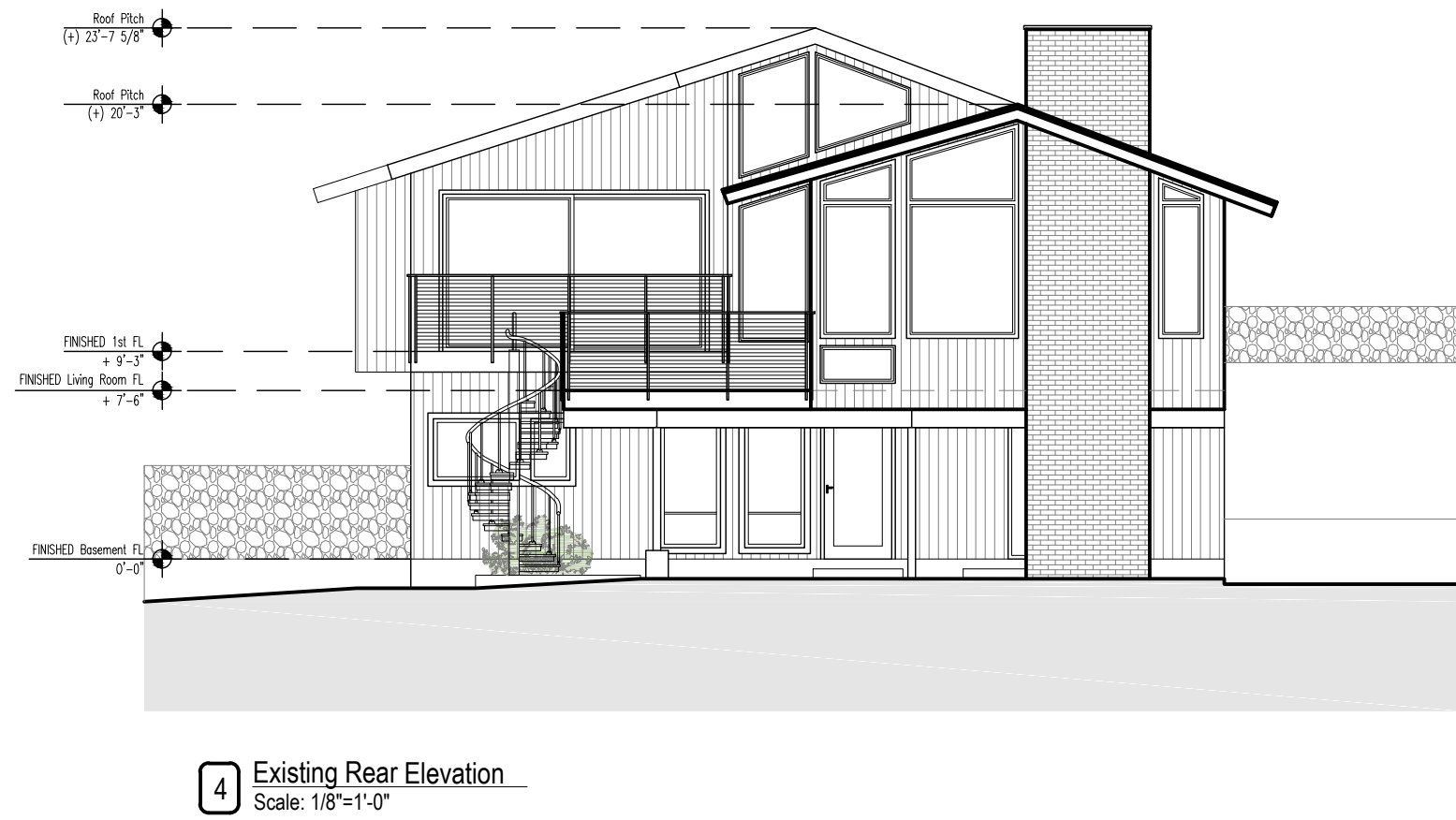
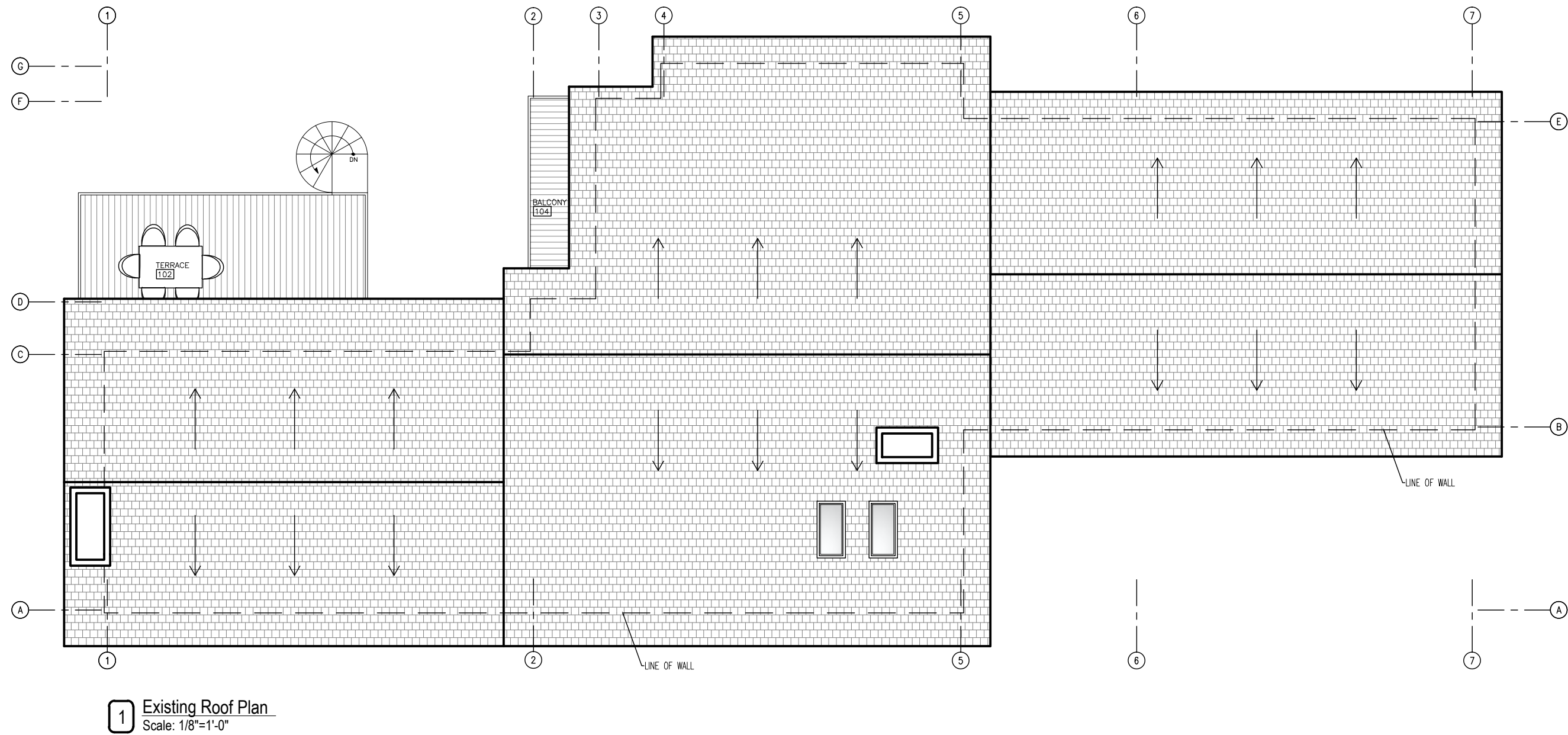
INSTALLATION NOTES:

1. EXCAVATE A 4 INCH * 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT.
5. JOIN SECTIONS AS SHOWN ABOVE.



CONSTRUCTION FENCE

PROJECT:		PROPOSED ADDITIONS & ALTERATIONS 242 CLINTON AVENUE VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY - NEW YORK	
DETAILS		 	
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE		Date: 10/14/21 Scale: N.T.S. Designed By: N.S. Checked By: M.S. Sheet No. 2	
ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.		C-2	



Project Architect:
GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
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OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc
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www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

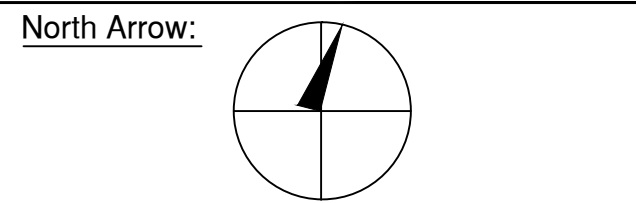
ARBORIST

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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ISSUED FOR REVIEW 6-18-2021
ISSUED FOR PERMIT

D.O.B. No. -

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

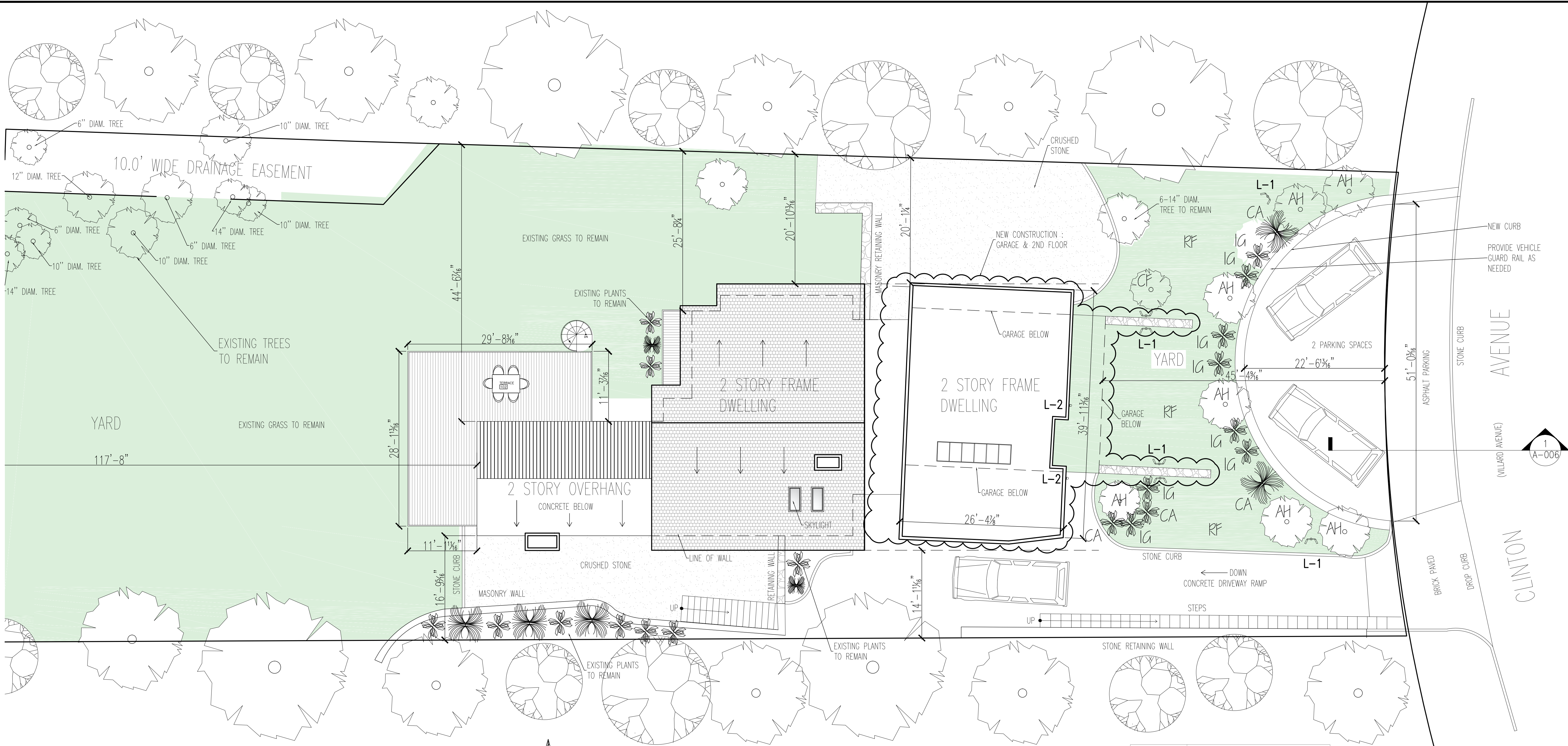
The Hoffman Residence

PROJECT:
THE HOFFMAN RESIDENCE
242 CLINTON AVENUE,
DOBBS FERRY, NY 10522

EXISTING CONDITIONS & ADJACENT BUILDINGS

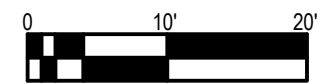
SEAL AND SIGNATURE:	DATE: 01/06/2022
	PROJECT No: HOFFMAN 2022
	DRAWING BY: GS
	CHECK BY:
	DWG No: T-004.00
	CADD No:

BSCAN:

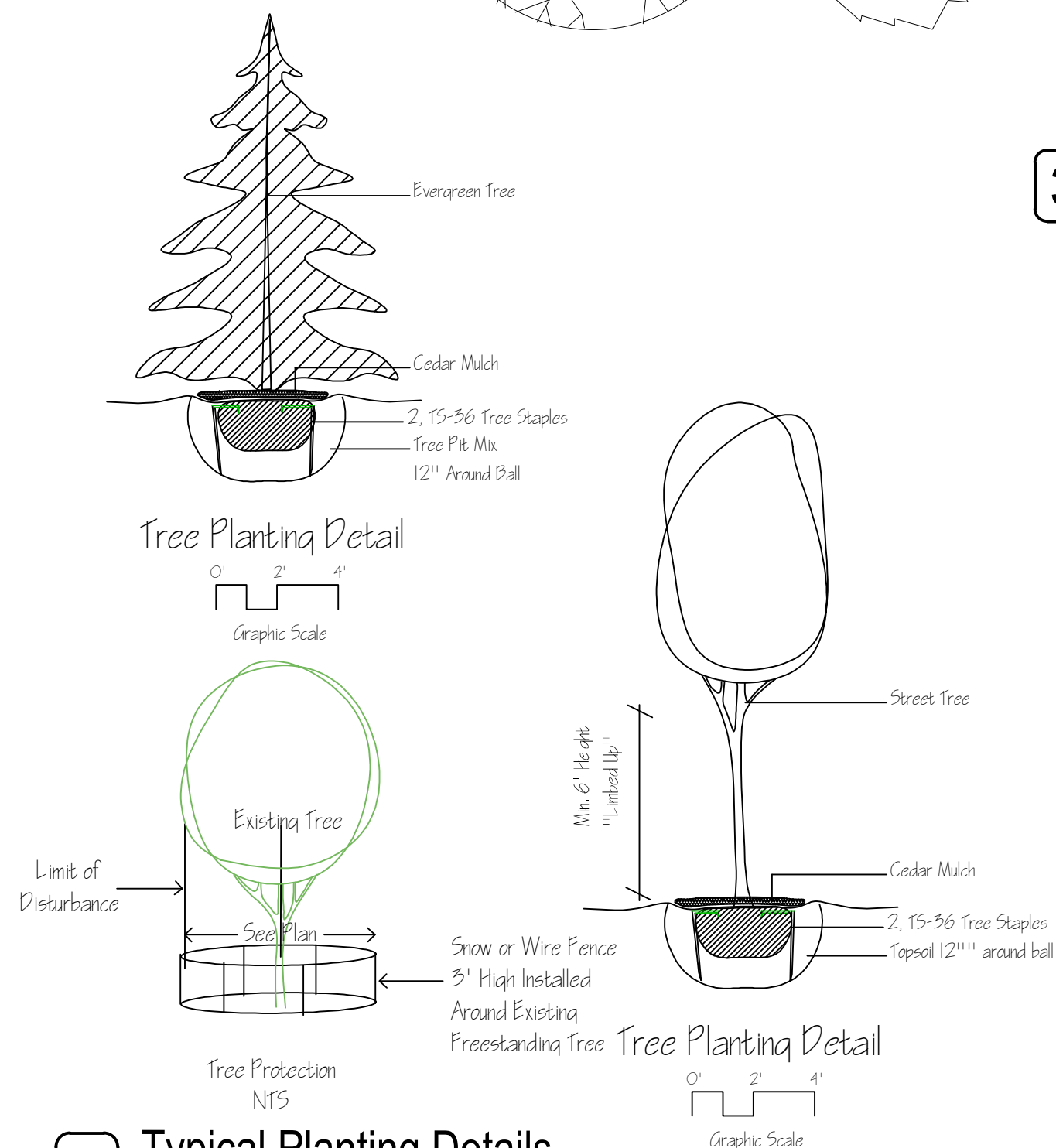


1 Proposed Landscape & Site Plan

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



PLANT LIST				
PROPERTY LOCATION: 242 CLINTON AVENUE, DOBBS FERRY N.Y.		BLOCK:115 LOT:2		
ABB.	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.
TREES				
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	7-8' HT.	1
AH	ILEX OPACA	AMERICAN HOLLY	6-8' HT.	7
SHRUBS				
CA	CLETHRA AL NIFOLIA	SWEET PEPPERBUSH	4-5' HT.	4
IG	ILEX GLABRA	INKBERRY	3-3.5' HT.	8
GRASS				
RF	FESTUCA RUBRA	RED FESCUE	2"-2.5" HT.	1,772 SQ.FT.
NOTES:				
1. ALL PLANTS TO BE HEALTHY, FULL AND OF A FORM TYPICAL OF THE SPECIES ON PLANTING, AND WARRANTED IN THE SAME CONDITION FOR 2 FULL GROWING SEASONS.				
2. ALL TREES TO HAVE 18" OF TOPSOIL AROUND THE ROOYS, ALL SHRUBS 12".				
3. ALL PLANTS AND PLANT BEDS TO BE MULCHED WITH 2" OF BROWN SHREDDED CEDAR.				
4. WATER ALL PLANTS THOROUGHLY AT PLANTING, AND WEEKLY DURING THE FIRST 2 GROWING SEASONS AS NECESSARY.				



2 Typical Planting Details

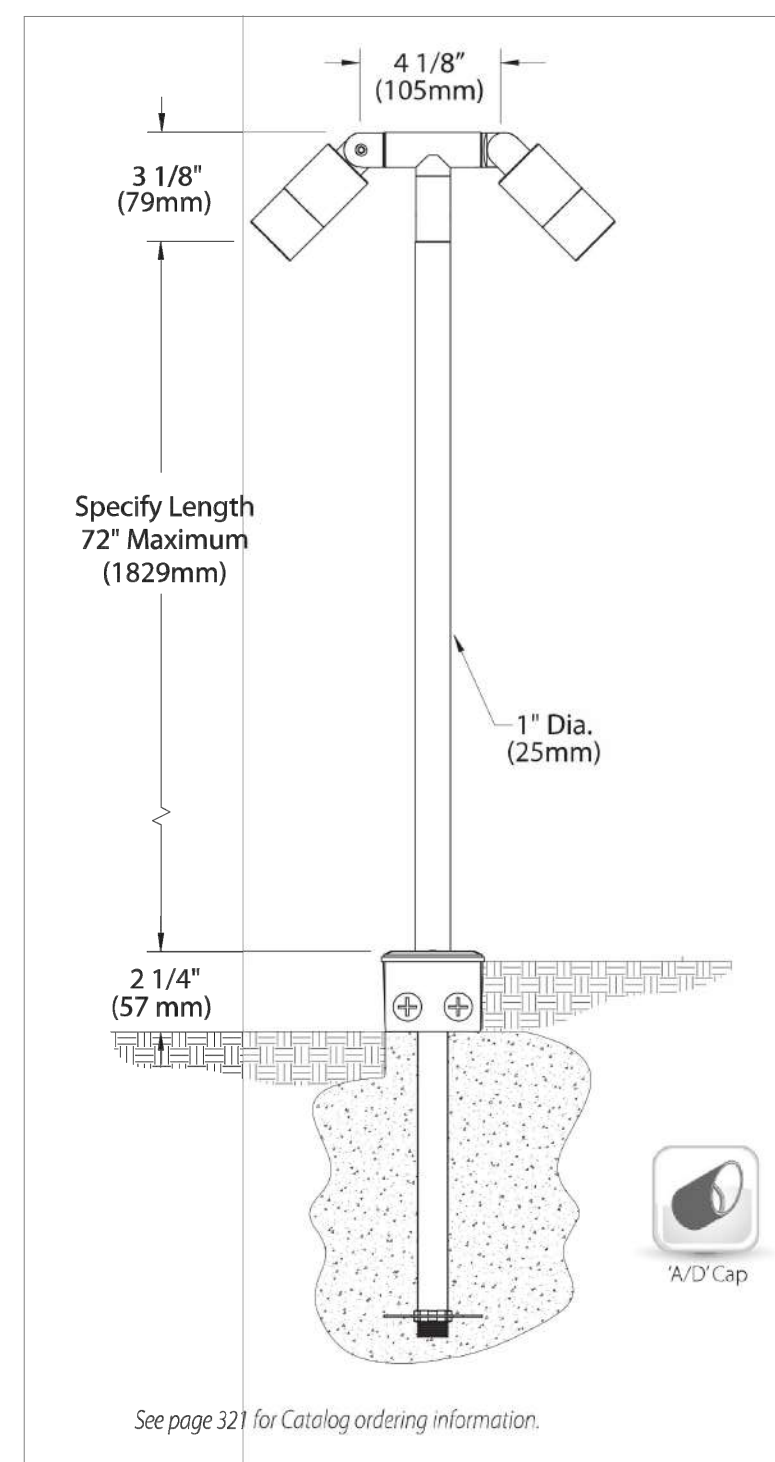
Scale: NTS

3 Lighting Schedule & Detail

LIGHTING FIXTURES BY OWNER, PROVIDE INSTALLATION AND COORDINATION ONLY.

COUNT	SYMBOL	DESCRIPTION
6	L-1	EXTERIOR -LED-MINI MICRO/STYLE C-DARK SKY
2	L-2	EL CAPITAN SERIES SCENCE BY BK LIGHTING, BRONZE- DARK SKY COMPLIANT

COMPLIES WITH SECTION 300-41(B)(2), 300-41(B)(d), 300-41(C).



L-1



L-2

Project Architect:
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DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

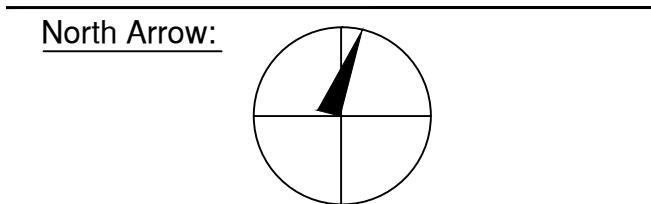
ARBORIST

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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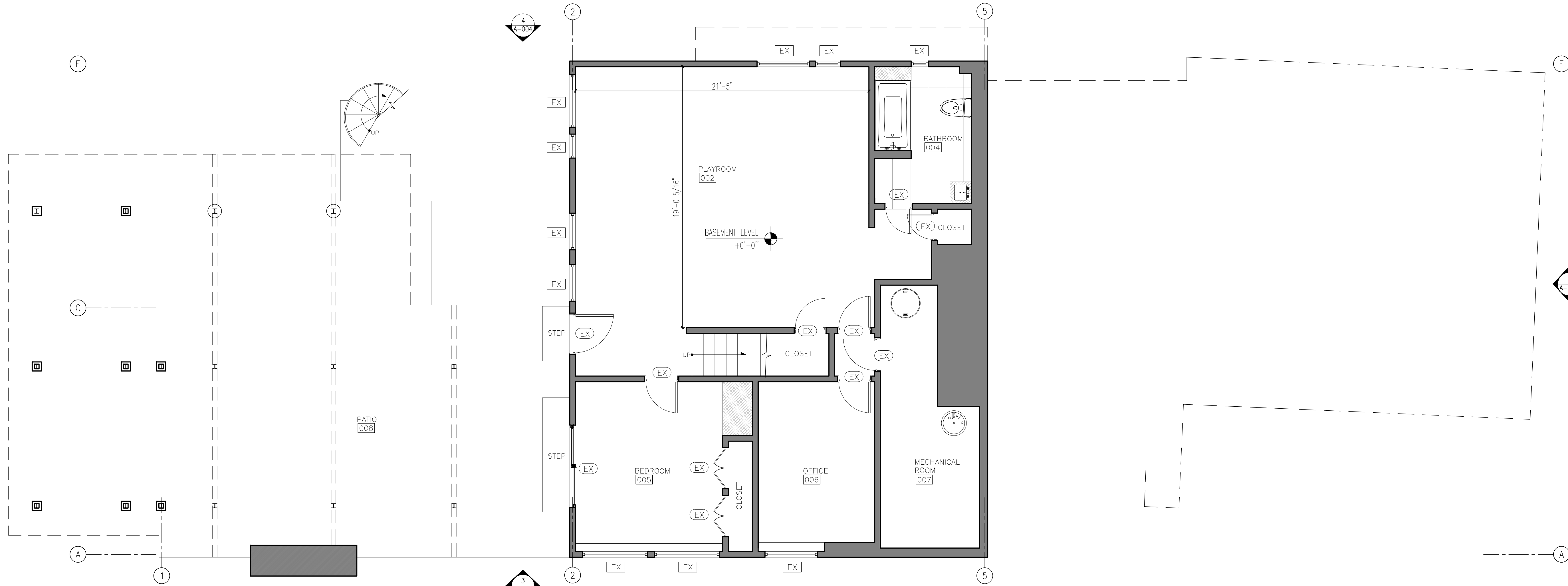
The Hoffman Residence

PROJECT:
THE HOFFMAN RESIDENCE
242 CLINTON AVENUE,
DOBBS FERRY, NY 10522

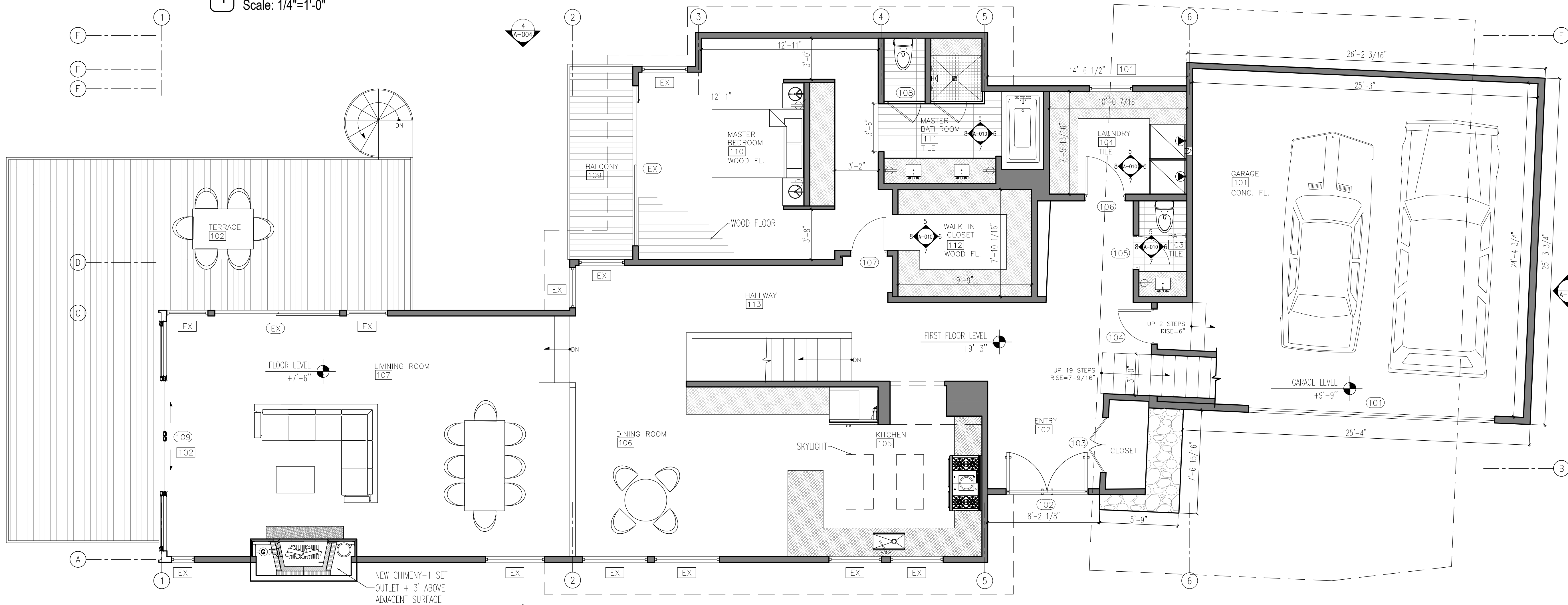
PROPOSED LANDSCAPE & SITE PLAN

SEAL AND SIGNATURE:	DATE: 01/06/2022
	PROJECT No: HOFFMAN_2022
	DRAWING BY: GS
	DWG No: A-001.00
	CADD No:

BSCAN:



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



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

Project Architect:
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DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

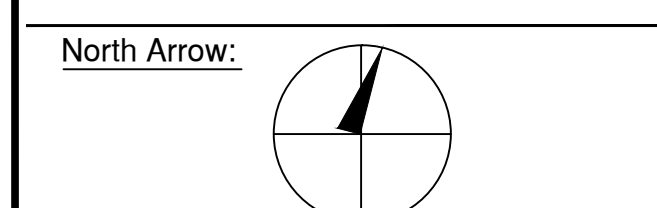
ARBORIST

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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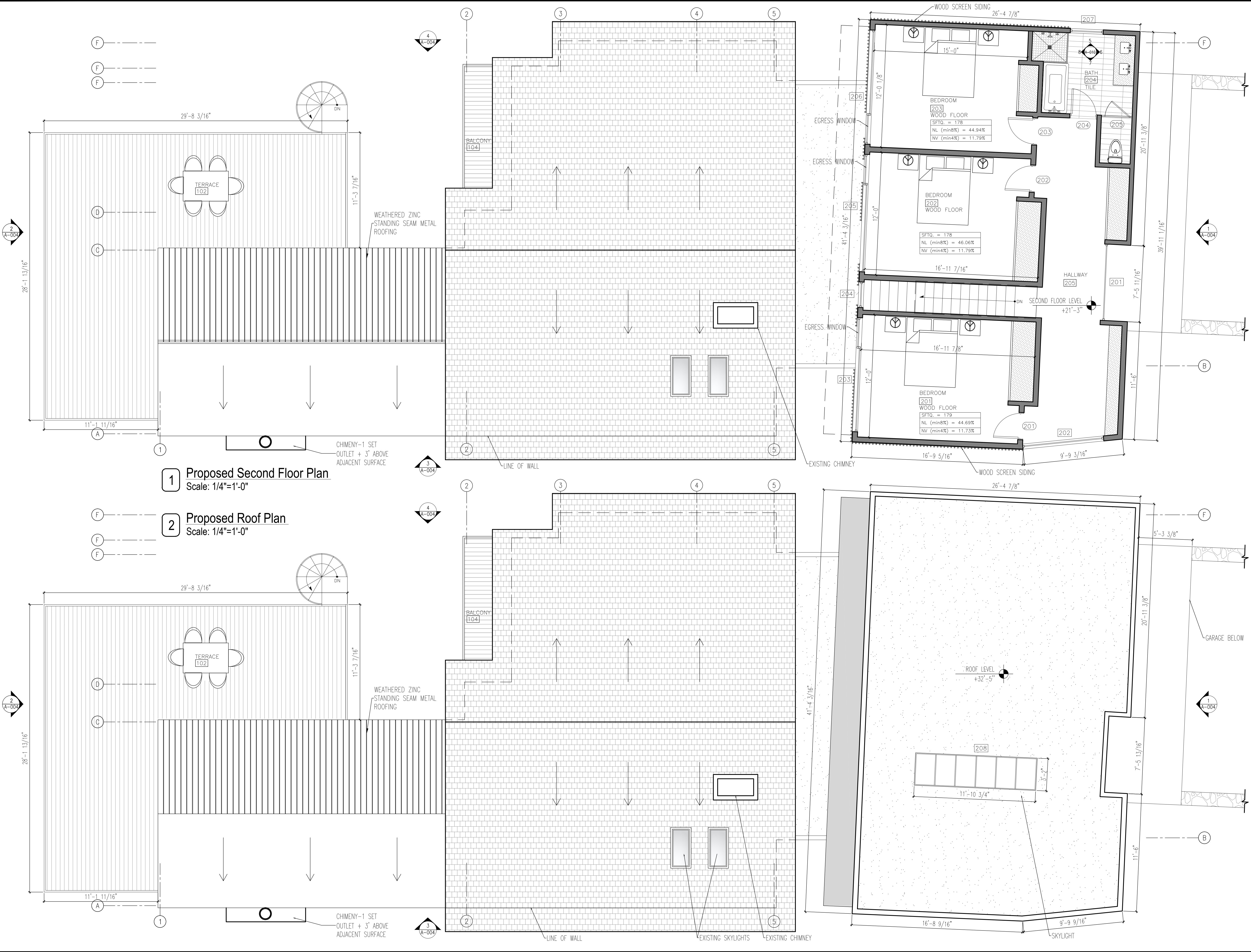
The Hoffman Residence

PROJECT:
THE HOFFMAN RESIDENCE
242 CLINTON AVENUE,
DOBBS FERRY, NY 10522

PROPOSED BASEMENT & FIRST FLOOR PLAN

SEAL AND SIGNATURE:	DATE: 01/06/2022
	PROJECT No: HOFFMAN 2022
	DRAWING BY: GS
	CHECK BY:
	DWG No: A-002.00
CADD No:	

BSCAN:



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

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

Project Architect:
GSA
GREGORY SHARP ARCHITECT, PC
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DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

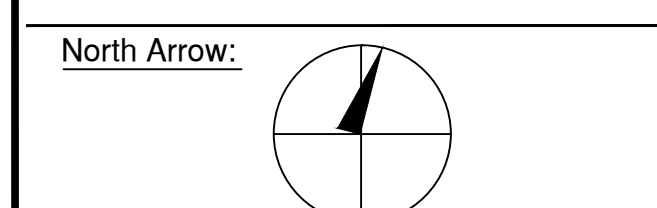
ARBORIST

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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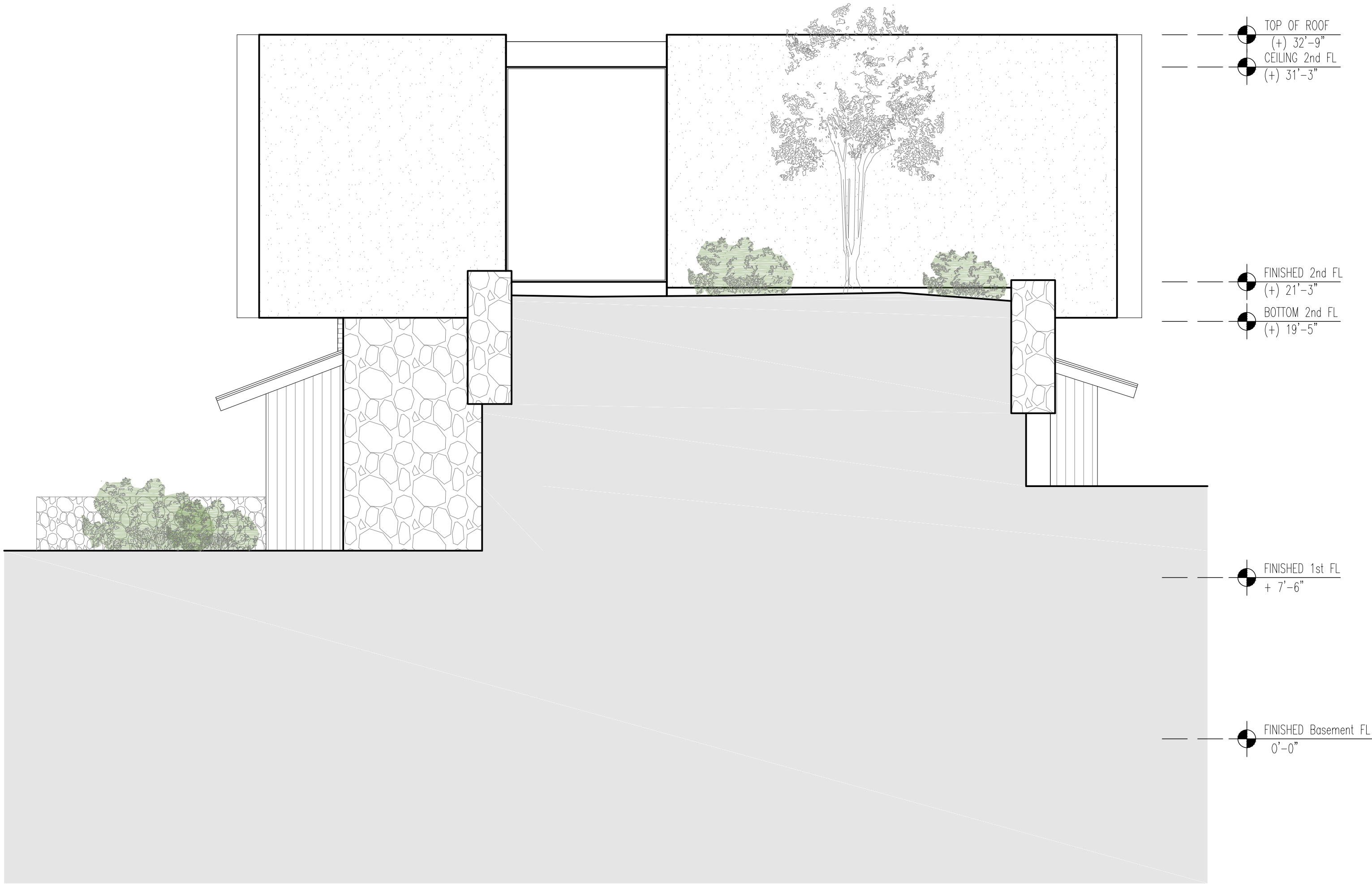
The Hoffman Residence

PROJECT:
THE HOFFMAN RESIDENCE
242 CLINTON AVENUE,
DOBBS FERRY, NY 10522

PROPOSED SECOND & ROOF FLOOR PLAN

SEAL AND SIGNATURE:	DATE: 01/09/2022
	PROJECT No: HOFFMAN 2022
	DRAWING BY: GS
	CHK BY:
	DWG No:
	A-003.00
	CADD No:

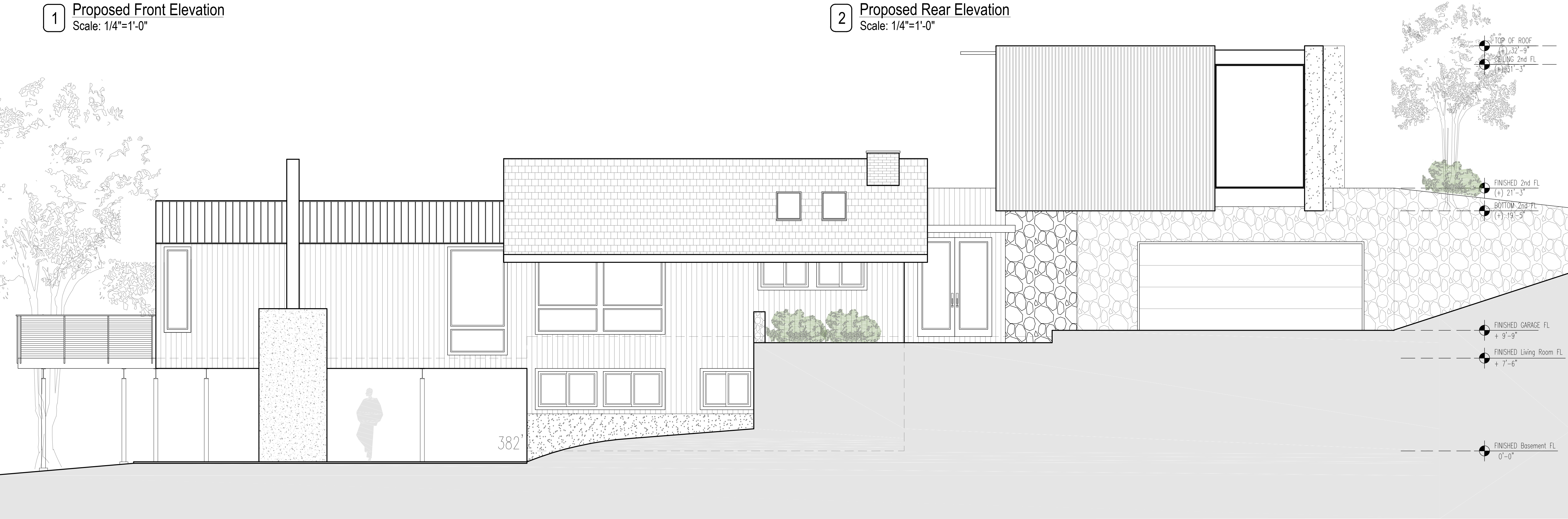
BSCAN:



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



2 Proposed Rear Elevation
Scale: 1/4"=1'-0"



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

Project Architect:
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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

North Arrow:

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ISSUED FOR REVIEW	6-18-2021
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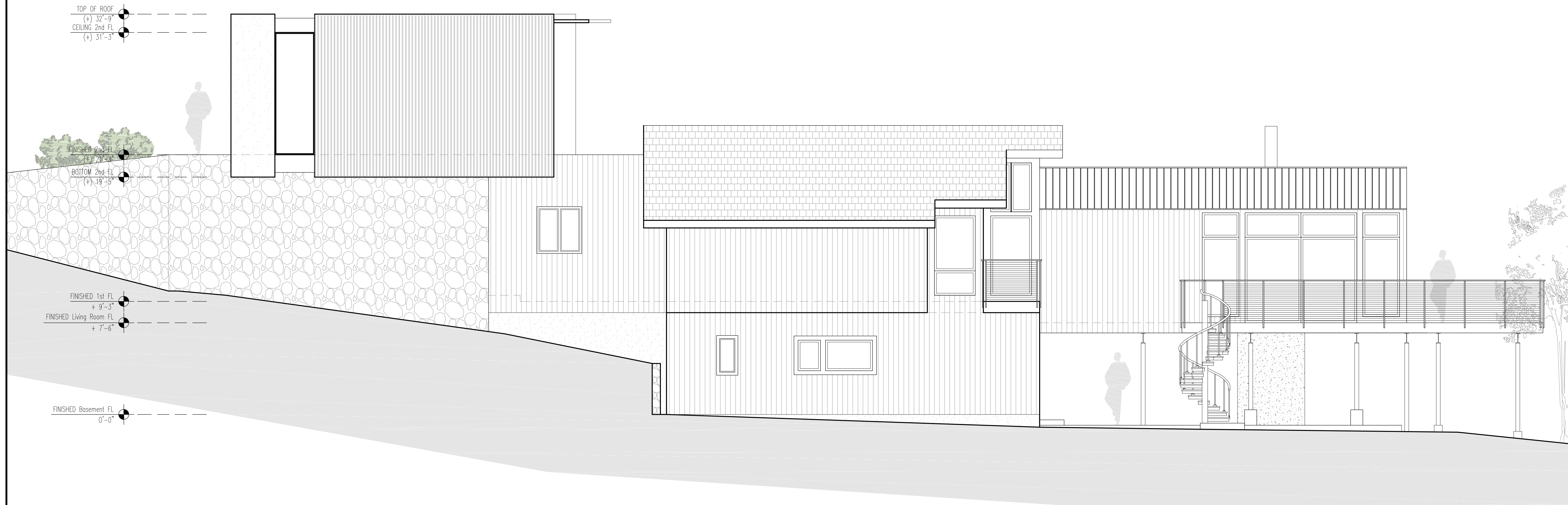
The Hoffman Residence

PROJECT:
THE HOFFMAN RESIDENCE
242 CLINTON AVENUE,
DOBBS FERRY, NY 10522

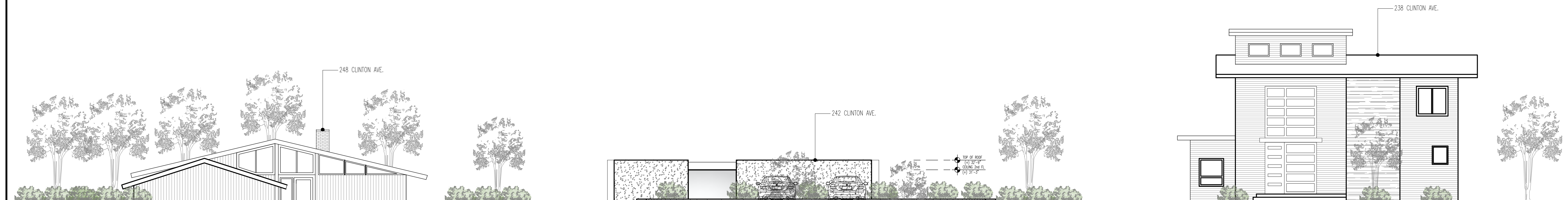
PROPOSED ELEVATIONS

SEAL AND SIGNATURE:	DATE: 01/06/2022
	PROJECT No: HOFFMAN 2022
	DRAWING BY: GS
	CHK BY:
	DWG No: A-004.00
CADD No:	

BSCAN:



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



2 Proposed Front Elevation and Adjacent Buildings- View from street
Scale: NS

Project Architect:
GSA
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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

North Arrow:

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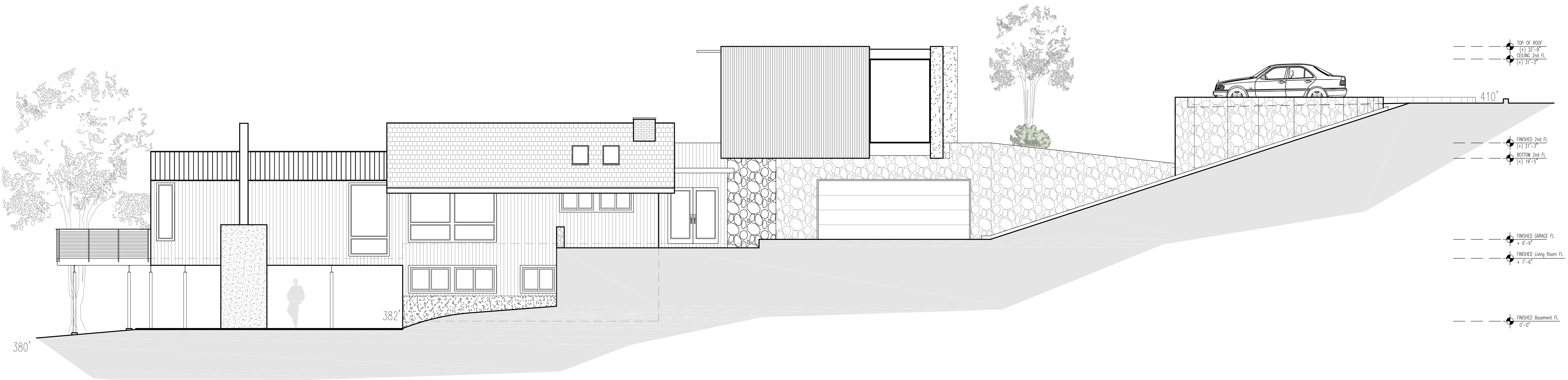
A Remodelation House located in
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The Hoffman Residence

PROJECT:
THE HOFFMAN RESIDENCE
242 CLINTON AVENUE,
DOBBS FERRY, NY 10522

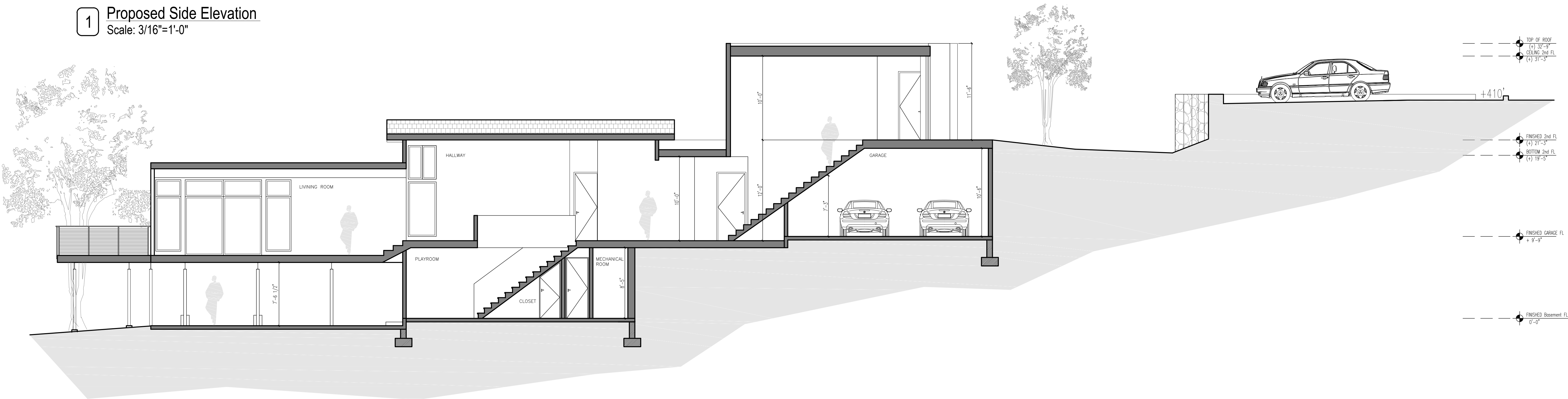
PROPOSED ELEVATIONS

SEAL AND SIGNATURE:	DATE: 01/06/2022
	PROJECT No: HOFFMAN 2022
	DRAWING BY: GS
	CHECK BY:
	DWG No: A-005.00
CADD No:	

BSCAN:



1 Proposed Side Elevation
Scale: 3/16"=1'-0"



2 Proposed Section 1
Scale: 3/16"=1'-0"

Project Architect:

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LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

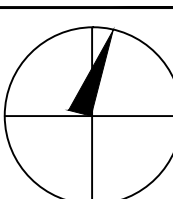
PROJECT ENGINEER

NOTES

SYMBOL LEGEND

See Detail (1/16) Elevation (1/16) Section Cut (1/16) Window Number (1/16) Interior Elevation (1/16) Coordination Tag (1/16) Door Number (1/16) Wall Type (1/16) 0.0" Elevation Target (1/16) Revision (1/16)

North Arrow:



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D.O.B. No. -

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

The Hoffman Residence

PROJECT:

THE HOFFMAN RESIDENCE
242 CLINTON AVENUE,
DOBBS FERRY, NY 10522

**PROPOSED ELEVATION
& SECTION**

SEAL AND SIGNATURE:



DATE: 01/06/2022

PROJECT No: HOFFMAN 2022

DRAWING BY: GS

CHK BY:

DWG No:

A-006.00

CADD No:

BSCAN:



1 Perspectives

Project Architect:
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DIRECT 917 597 1982

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LANDSCAPE ARCHITECT

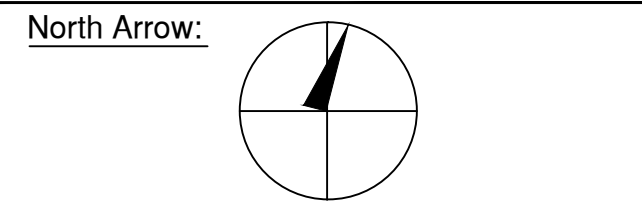
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

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



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ISSUED FOR REVIEW
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5-14-2021
6-18-2021

D.O.B. No. -

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

The Hoffman Residence

PROJECT:
THE HOFFMAN RESIDENCE
242 CLINTON AVENUE,
DOBBS FERRY, NY 10522

PERSPECTIVES

SEAL AND SIGNATURE:	DATE: 01/06/2022
	PROJECT No: HOFFMAN 2022
	DRAWING BY: GS
	CHK BY:
	DWG No: A-007.00
CADD No:	

BSCAN:



1 Perspectives

Project Architect:
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LANDSCAPE ARCHITECT

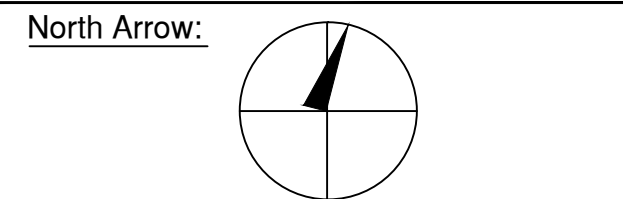
ARBORIST

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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DRAWING INFORMATION

ISSUED FOR PRE-FILE 5-14-2021
ISSUED FOR REVIEW 6-18-2021
ISSUED FOR PERMIT

D.O.B. No. -

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

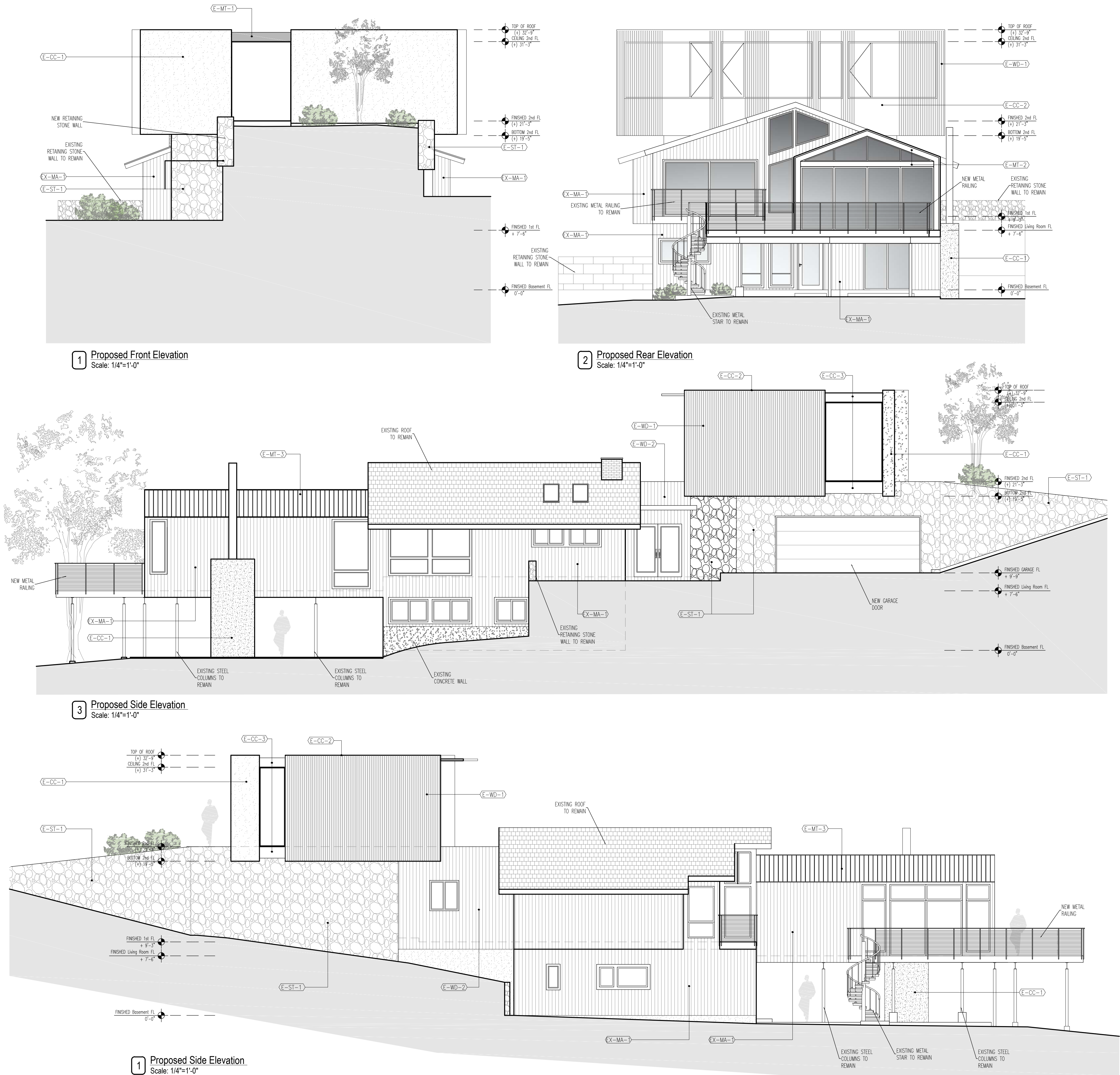
The Hoffman Residence

PROJECT:
THE HOFFMAN RESIDENCE
242 CLINTON AVENUE,
DOBBS FERRY, NY 10522

PERSPECTIVES

SEAL AND SIGNATURE:	DATE: 01/06/2022
	PROJECT No: HOFFMAN 2022
	DRAWING BY: GS
	DWG No: A-008.00
	CADD No:

BSCAN:



(E-CC-1) GREY STUCCO FINISH
(E-CC-2) WHITE STUCCO FINISH



(EX-MA-1) EXISTING BLACK WOOD WALL



(E-WD-2) BLACK WOOD SIDING WALL



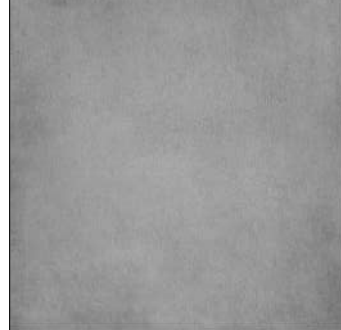
(E-ST-1) NEW DRY STACK STONE WALL



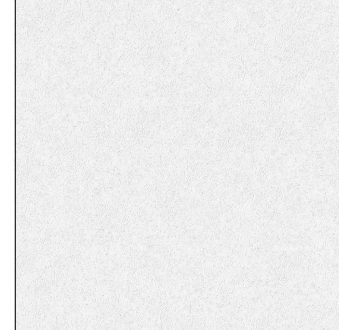
BLACK ALUMINUM FACIA



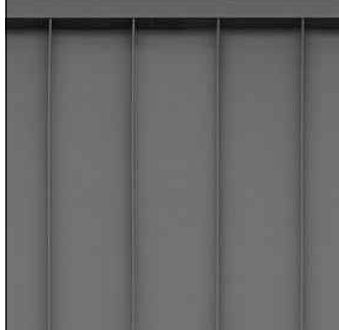
GREY STUCCO FINISH



WHITE STUCCO FINISH



METAL ROOFING



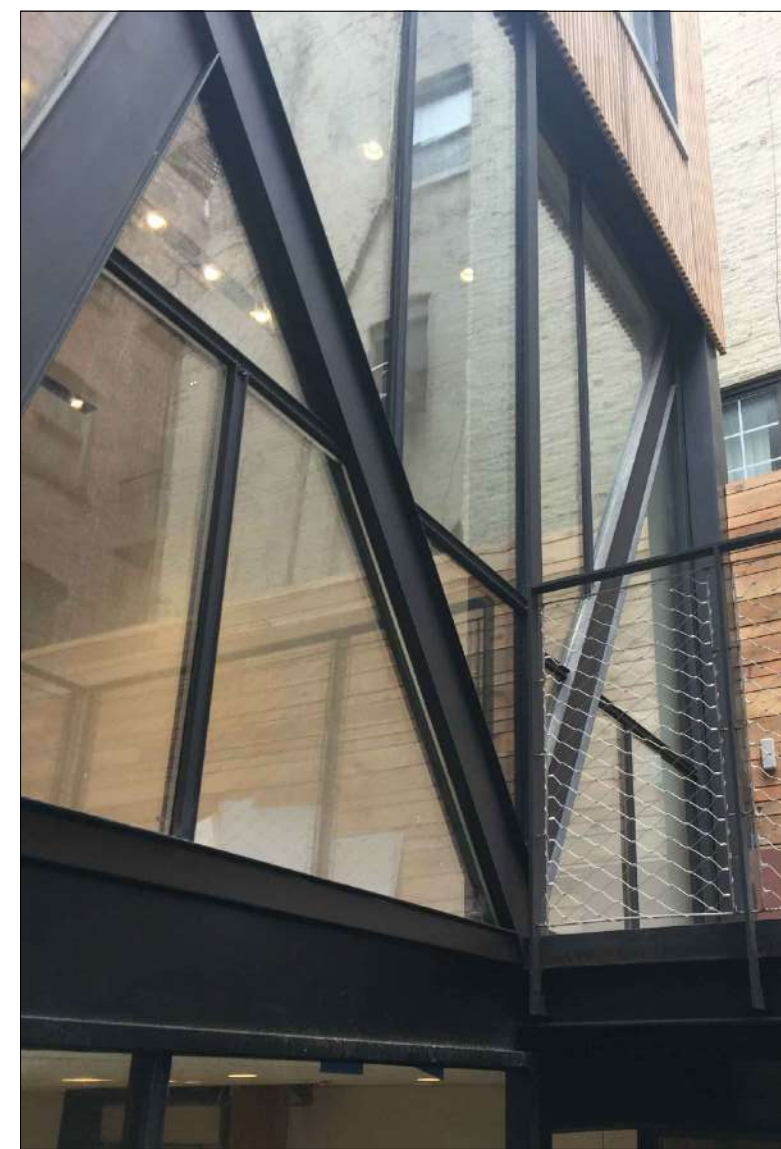
(E-CC-3) BLACK STUCCO FINISH



(E-WD-1) DECORATIVE WOOD SCREEN SIDING



(E-MT-1) BLACK ALUMINUM FACIA
(E-MT-2) STEEL CHANNEL 4X8"



Project Architect:
GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM
OWNER'S REP / PROJECT MANAGER

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DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND

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

North Arrow:

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5-14-2021
6-18-2021

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Dobbs Ferry, NY developed by:

The Hoffman Residence

PROJECT:
THE HOFFMAN RESIDENCE
242 CLINTON AVENUE,
DOBBS FERRY, NY 10522

PROPOSED MATERIALS

SEAL AND SIGNATURE:
REGISTERED ARCHITECT
GREGORY SHARP
STATE OF NEW YORK

DATE: 01/06/2022
PROJECT No: HOFFMAN 2022
DRAWING BY: GS
CHK BY:
DWG No: **A-009.00**
CADD No:

BSCAN: