

02- EXISTING CONDITIONS

OUTLINE SPECIFICATIONS

4. MASONRY

1. COMPLY WITH PUBLICATIONS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR ALL MASONRY WORK, MASONRY WORK SHALL NOT PROCEED WHERE WEATHER CONDITIONS ARE , OR ARE EXPECTED TO PRODUCE AMBIENT TERMPERATURES BELOW 40°F WITHOUT PROPER TENTING/HEATING OR OTHER MEANS OF PROTECTION.

3. USE TYPE M MORTAR FOR BELOW GRADE MASONRY. TYPE N ELSEWHERE. MORTAR SHALL BE SUFFICIENTLY PLASTIC AND MASONRY UNITS SAHLL BE PLACED TO FORM A TIGHT JOINT OF APPROX. 3/8" OR TO MATCH EXISTING.

5. METALS - NOT USED

- 1. THE DESIGN, TRANSPORTATION AND ERECTION OF ALL STRUCTURAL LUMBER SHALL BE IN ELECTRICAL CODE. CONFORMANCE WITH THE "TIMBER CONSTRUCTION MANUAL", THE AITC AND "MANUAL FOR WOOD FRAME CONSTRUCTION" PER AMERICAN FOREST AND PAPER ASSOC. LATEST
- 2. ALL STRUCTURAL LUMBER SHALL BE MACHINE RATED FOR THE FOLLOWING PROPERTIES: F(B) = 1,350 PSI F(V) = 75 PSI E = 1,350,000 PSI F(T) = 875 PSIF(C) = 325 PSI(PERPEN) F(C) = 825 PSI(PARA)
- ALL LUMBER SHALL BE KILN DRIED TO MAXIMUM MOISTURE CONTENT OF 15%. SILLS. NAILERS AND LEDGERS MAY BE CONSTRUCTION GRADE. THE DESIGN, TRANSPORTATION, AND ERECTION OF ALL PLYWOOD SHALL BE IN
- ACCORDANCE WITH PROVISIONS OF THE AMERICAN PLYWOOD ASSOCIATION. PLYWOOD FOR FLOORS AND WALLS SHALL BE "STRUCTURAL I INT-DFPA" JOIST/RAFTER HANGERS SHALL BE #18 GAGE GALVANIZED STEEL UNO BY TECO OR SIMPSON, USE COMPATIBLE NAILS AS RECOMENDED BY MANUF.
- NAILING SCHEDULES SHALL BE AS FOLLOWS; UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS: PLYWOOD OVER JOISTS - 6" O/C; MIN 16D NAILS PLYWOOD OVER WALL STUDS - 6" O/C @ INTERIOR MEMBERS; MIN 16D
- NAILS 4" O/C @ PANEL EDGES: MIN 16D NAILS 10. ALL STRUCTURAL LUMBER THAT IS EXPOSED TO WEATHER. IN CONTACT WITH THE FOUNDATION OR WITHIN 18" OF EARTH SHALL BE ACQ-PRESSURE TREATED PRESERVATIVE. PRESSURE TREATMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS' ASSOC. FASTENERS UNSED WITH MATTER. NOTIFY ARCHITECT OF SUBSTANDARD SOIL CONDITIONS. PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL OR GALVANIZED G-185
- 11. PLYWOOD SHEATHING SHALL BE 1/2" THICK CDX AT WALLS INDICATED, AND 3/4" THICK CONSIST OF CLEAN WELL GRADED SAND AND GRAVEL COMPACTED TO 95% DENSITY, CDX AT FLOORS. ALL PLYWOOD SHALL BE APA RATED AND INSTALLED IN STAGGERED PLACED IN 8" LIFTS WITH EACH LAYER AND BASE EARTH LAYER THOROUGHLY PATTERN. CONSTRUCTION ADHESIVE FOR ALL PLYWOOD SUBFLOORING TO BE PER APA COMPACTED BY MAKING 4 PASSES WITH A VIBRATORY PLATE.

BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.

AND WHERE REQUIRED BY CODE. 17. PROVIDE DOUBLE JOISTS AND HEADERS AT FLOOR OPENINGS AND BELOW PARALLEL

18. MINIMUM BEARING SHALL BE 4" ON MASONRY AND 1 1/2" ON WD OR STL FOR DIM. LUMBER, AND AS RECOMMENDED BY ENGINEERED LUMBER MANUF.

21. FINISH CARPENTRY TO COMPLY WITH AMERICAN WOODWORK INSTITUTES "ARCHITECTURAL WOODWORK QUALITY STANDARDS"-PREMIUM QUALITY LEVEL.

24. EXTERIOR TRIM BY AZEK OR APPROVED SUBSTITUTE. INSTALL PER MANUFACTURERS INSTRUCTIONS AND TECHNICAL LITERATURE.

7. THERMAL AND MOISTURE PROTECTION

5. FLASH ALL ADJOINING SURFACES AND PENETRATIONS WITH METAL FLASHING AND FLASHING TAPE FOR WATERPROOF SEAL. PROVIDE SIMILAR DRIP EDGE. SECURE TO ADJACENT SURFACES WITH FASTENERS TO RESIST REQUIRED WIND LOADS. FABRICATE, FASTEN AND SEAL PER S.M.A.C.N.A. STANDARDS.

6.PROVIDE PAINTABLE SILICONE SEALANT IN COLOR TO MATCH ADJACENT WHERE REQUIRED. PROVIDE BACKER RODS WHERE NEEDED. INSTALL PER ASTM C920. 7. PROVIDE THROUGH-WALL AND FLOOR FIRESTOPPING FOR PENETRATIONS THROUGH

FIRE-RATED ASSEMBLIES PER ASTM E 814 BY TREMCO OR 3M FIRE PRODUCTS. 14. FILL ALL SMALL CAVITIES IN FRAMING, AND ANNULAR PIPE PENETRATIONS WITH "GREAT STUFF" EXPANDABLE URETHANE SEALANT FOAM.

15. PROVIDE FIRE PUTTY SEALANT AT HOLES FOR PIPES, CONDUITS AND SIMILAR

17. INSULATE MECHANICAL SERVICE LINES AND EQUIP IN ACCORDANCE WITH BEST INDUSTRY AND TRADE PRACTICES.

1. WINDOWS ARE ANDERSEN 400 SERIES WINDOWS, WOOD W/ VINYL CLAD ,ARGON INSUL. LOW E (.28 U MAX., .18 SHGC) GLAZING WITH SCREENS, EXTENSION JAMBS AS REQ'D. (NOTE DIFFERENT WALL THK.'S). FINISH AS SELECTED BY OWNER OR AS REQUIRED TO MATCH EXISTING. WINDOW HARDWARE FINISH AS SELECTED BY OWNER. TEMPERED GLASS WHERE REQUIRED BY CODE. PROVIDE WINDOW ORDER-LIST FOR REVIEW BEFORE PURCHASE. ALL WINDOWS TO BE WEATHER STRIPPED, FLASHED AND CAULKED. SIMULATED DIVIDED LITES UNLESS OTHERWISE SHOWN, PROVIDE TEMPERED GLASSS PER CODE. PROVIDE WINDOW ORDER-LIST FOR REVIEW BEFORE PURCHASE

1. UNLESS NOTED OTHERWISE ALL GYPSUM WALLBOARD TO BE 1/2 TYPE X. USE WR (GREENBOARD) TYPE X AT ALL WALLS ADJACENT TO PLUMBING FIXTURES. SCREWED AND CLUED PER LÉVEL 5 GYPSUM ASSOCIATION STANDARDS. USE MOLD RESISTANT AT ALL SUBGRADE LEVELS AND NON-CONDITIONED SPACES (MOLD-TOUGH BY USG OR EQUAL). 2. PROVIDE CORNER BEADS, CASING BEADS AND TRIM AS REQUIRED TAPE AND SPACKLE

ALL JOINTS, 3 COATS, FEATHERED. 4. WOOD FLOOR TO BE 3/4"X 2 1/4" T &G SELECT OAK TO MATCH EXIST'G (SEE FIN. SCHED.)W/ BLDG FELT AND CAVITY INSUL WHERE REQ. ALLOW WOOD FLOOR MATERIAL TO SEASON ON SITE PER MANUF. GUIDELINES, ALLOW GAP AT EDGES FOR EXPANSION PER MANUFACTURERS RECOMMENDATION.

5. CERAMIC TILE TO BE THINSET METHOD ACCORDING TO CERAMIC TILE INSTITUTE STANDARDS. PROVIDE COVE, BULLNOSED AND SPECIAL SHAPED TILE. GROUT AND SEAL. USE GROUT AS RECOMMENDED BY TILE MANUF. COLOR TO BE SELCTED. SEAL GROUT. PROVIDE MARBLE SADDLES WHERE REQUIRED. AT FL. TILE USE MUDSET TILING APPLICATION, FOR SHOWER ENCL TO DRAIN USE WITH FULLY BONDED PVC LINER-PAN BELOW OR

8. PAINT SHALL BE "PRATT AND LAMBERT" EXTERIOR LATEX, FLAT-SIDING SATIN- FOR TRIM AND DOORS, INTERIOR GWB: EGGSHELL LUSTER- WALLS SATIN- TRIM AND DOORS. PREP ALL SURFACES PER MANUF, INSTRUCTIONS PRIME AND PAINT ALL SCHEDULED SURFACES 2 COATS MIN. COLORS TO BE SELECTED. PROVIDE 2' X 2' MOCKUP FOR APPROVAL OF EACH COLOR. APPLY PAINT WITHIN AREAS LIGHTED AT A MINIMUM 100 FOOTCANDLES.

11. EQUIPMENT

1. INSTALL ALL APPLIANCES PROVIDED BY OWNER INCLUDING BUT NOT LIMITED TO: GAS RANGE AND EXHAUST HOOD/MICROWAVE OVER RANGE W/ EXHAUST

6" BATT INSULATION=R-19 OR U =.05

10" BATT INSULATION= R-30 OR U=.03

" CLOSED CELL SPF INSUL=R-6.5 U=.15

SHEATHING, GYP. BD, ROOFING=NEGLIGIBLE

<u>.05 X 1754 SF + .34 X 280 SF.</u> =.10

2034 SF

<u>.10 X 50 SF. + .34 X 12</u>

ROOF/FLOOR

1450 SF FOUNDATION WALLS

ARGON FILLED WINDOW SASH=R-3 OR U=.34

" RIGID INSULATION=R-10 OR U=.10

ALL SERVICE LINES SHALL BE SECURELY INSTALLED AND PROPERLY PROTECTED FROM OTHER TRADES AS WELL AS PROPERLY INSULATED OR HEAT TRACED IF NEEDED. PROVIDE ACCESSIBLE SHUTOFF VALVES FOR FIXTURES AND APPLIANCES.

ENERGY CODE INFORMATION (BASED ON NYS RES-CHECK VALUES.)

ASSEMBL'

ROOF/CEILING

FOUNDATION WALL

CONSERVATION CODE.

Steven Secon

STEVEN SECON, A.I.A.

SUNROOM EXEMPTION PER SECTION 502.2.5.

PROPOSED U VALUE MUST BE LOWER

.03

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL TRAINING,

THIS PROJECT COMPLIES WITH THE NEW YORK STATE ENERGY AND

ALLOWABLE U VALUE

.026

.047

- 06

23-25 NOT USED

PROVIDE AND INSTALL ELECTRICAL DEVICES AND FIXTURES SHOWN. PROVIDE NEW CIRCUITS AS REQUIRED. USE LINE COVER AND SWITCHPLATES, COLOR TO MATCH WALL, STYLE TO MATCH EX. TAMPERPROOF DUPLEX RECEPTACLES. PROVIDE 2 LEVITON - T5630-W - USB CHARGER/TAMPER RESISTANT RECEPTACLE EACH FLOOR AS DIRECTED BY OWNER

USE GROUND FAULT INTERRUPTERS AT ALL AREAS WITHIN 6' OF WATER SOURCE AND ENTIRE KITCHEN. INSTALL ELECTRICAL DUPLEX OUTLETS @ 2' O/C AT KITCHEN INSTALL ARC-FAULT INTERUPTERS WHERE REQUIRED.

ALL ELECTRICAL WORK TO CONFORM TO LATEST EDITION OF THE NATIONAL

PROVIDE PROTECTION OF ALL STRUCTURES, PERSONEL, TREES AND PLANTING THAT MAY BE AFFECTED BY THE CONSTRUCTION ACTIVITIES.

PROVIDE PROTECTION OF ALL LOCATE UNDERGROUND UTILITIES BEFORE EXCAVATION. OBTAIN REQUIRED APPROVALS AND INSPECTIONS. CALL BEFORE YOU DIG, 811, OR EXCAVATE 1-800-962-7962. CONFIRMATION NUMBER MUST BE PROVIDED.

PROVIDE SILT FENCE AT ADJACENT AREAS TO EXCAVATION & , GRADING AND CONSTRUCTION.

STOCKPILE ALL TOPSOIL AS DIRECTED BY OWNER. REGRADE, AND RE-SEED ALL

ASSURE MINIMUM 1/4" PER 1'-0" POSITIVE DRAINAGE AWAY FROM STRUCTURE. SOIL SHALL BE EXCAVATED AS REQUIRED, FIELD VERIFY 2 TON/SF BEARING CAPACITY. AND BE FREE OF DEBRIS, WASTE, FLOWING WATER, VEGETATION OR OTHER DELETERIOUS

SUBSTANDARD SOIL CONDITIONS MUST BE REMOVED TO A DEPTH OF ADEQUATE BEARING CAPACITY AND THEN REPLACED WITH ENGINEERED COMPACTED FILL WHICH SHALL

AREAS WITHIN 6' OF EXISTING CONSTRUCTION (WHOSE SOIL HAS NOT BEEN DISTURBED 15. CROSS BRIDGE JOISTS AT MIDSPAN OR 8' O.C., CORNER BRACE AS REQ. PROVIDE SOLID WITHIN 30 YEARS) SHALL BE CONSIDERED BACKFILL AND REQUIRES ADDITIONAL SOIL TAMPING TO DEMONSTRATE 95% COMPACTION AT SOIL BEARING FACE. 16. FIRESTOP PENETRATIONS AND FIRE BLOCK ALL WALLS AND CEILING/WALL INTERSECTIONS PROVIDE CLEAN FILL WHERE REQUIRED TO MATCH ADJACENT GRADES AS REQUIRED., OR AS SHOWN ON THE DRAWINGS. BACKFILLING SHALL BE PERFORMED IN 8" LIFTS AND

COMPACTED TO ACHIEVE RECOMMENDED ACI DENSITIES.

GRAVEL FOR DRAINAGE, TO BE CLEAN BANK-RUN 1" STONE KEEP EXCAVATION CLEAR OF WATER BY PUMPING OR OTHER APPROVED MEANS.

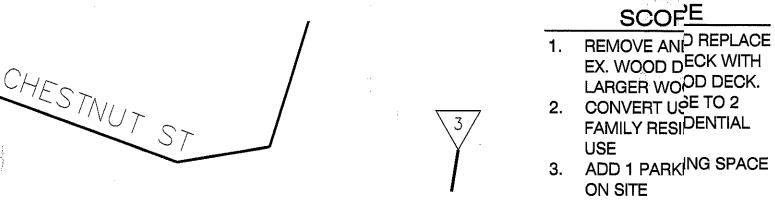
STOCKPILE ALL TOPSOIL AS DIRECTED BY OWNER. REGRADE, AND RE-SEED ALL DISTURBED AREAS. SUPPLEMENT TOPSOIL AS NEEDED TO MEET NEW GRADING REMOVE, BALL & BURLAP AFFECTED PLANTINGS AND WATER AND MAINTAIN DURING CONSTRUCTION, REPLANT ACCORDING TO OWNERS DIRECTIONS. NEW PLANTINGS AND RELATED GRADING AND TOPSOILD TO BE COORDINATED WITH OWNERS INSTALLER.

PLANTINGS SHALL BE STORED, TRANSPORTED AND INSTALLED IN ACCORDANCE WITH LOCAL NURSERIES DIRECTIONS. PLANTING AND MAINTENANCE INSTRUCTION TO BE GIVEN

SUBGRADE SPRINKLER IRRIGATION SYSTEMS TO BE REPAIRED/REPLACED/RECONFIGURED AS NEEDED DUE TO NEW WORK TO PROPER WORKING ORDER WHEN ENCOUNTERED. PROVIDE AQUASTAT AND TIMER PER OWNERS DIRECTION.

PROVIDE TEMPORARY UTILITIES DURING CONSTRUCTION WHEN NEEDED. COORDINATE ALL NEW UTILITY CONNECTIONS BETWEEN SUPPLIER AND OWNER. ASSURE FUTURE LOAD

SERVICE UPGRADES TO BE COORDINATED WITH LOCAL PROVIDERS



EX. WOOD DECK WITH LARGER WOOD DECK.

CONVERT USE TO 2 FAMILY RESIDENTIAL

LIST OF DRAWINGS

PLAN, ZONING DATA, NOTES

SCHEDULES, AND DETAILS

A-O. OUTLINE SPECIFICATIONS, SITE

A-1. EXISTING FLOOR PLANS AND

A-2. PROPOSED FLOOR PLANS

A-3. PROPOSED ELEVATIONS

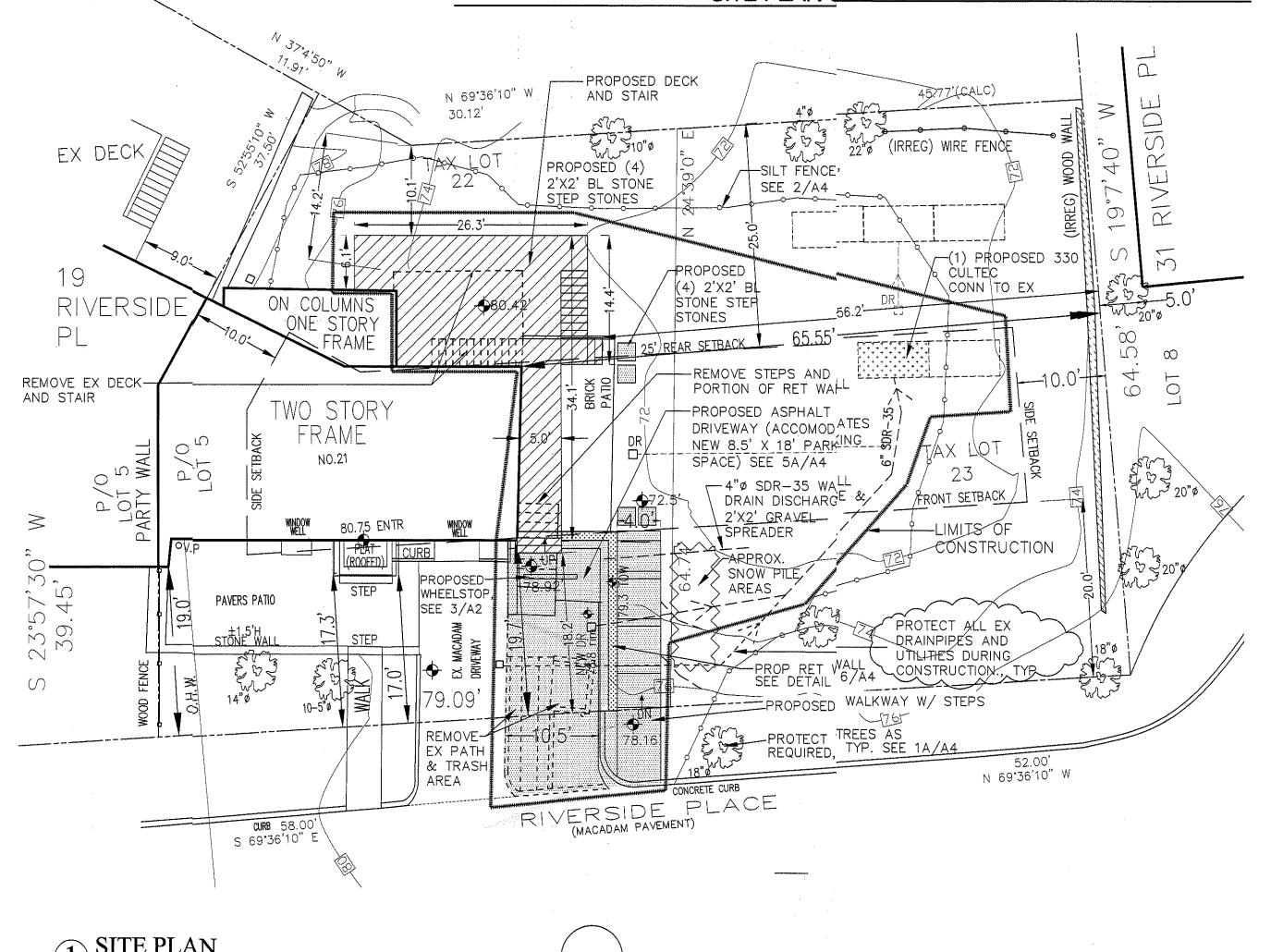
A-4. PROPOSED SECTION,

AND LEGEND

ELEVATIONS

NO UNDERGROUND UTILITIES TO BE DISTURBED BY WORK SHOWN

SITE PLAN & ZONING DATA



ZONING COMPONENT	ALLOWED	EXISTING	PROPOSED	COMMENT
LOT SIZE	5000 SF MIN	6786 SF	6786 SF	CONFORMS
FRONT SETBACK	20'	17'	18.2	1.8' VARIANCE REQUIRED (PROPOSED STEPS)
REAR SETBACKS	25'	14.2'	10.1'	14.9' VARIANCE REQUIRED (PROPOSED DECK)
ONE SIDE SETBACK	10'	0	0	EXISTING NON-CONFORMING
TOTAL SIDE SETBACKS	20'	65.55'	56.2'	CONFORMS
MIN. LOT WIDTH	50'	110'	110'	CONFORMS
BLDG. COVERAGE	27%	17.3%	21.6%	CONFORMS
IMPERVIOUS SURFACES COVERAGE	54%	32.8%	40.6%	CONFORMS
HEIGHT - MAIN BLDG	40'	25.5'	25.5'	CONFORMS
RETAINING WALL HEIGHT	4'	6.3'	6.3'	ADDL VARIANCE NOT REQ'D (PER E. MANLEY-C)1 (
LOT DEPTH	100'	64.58'	64.58'	EXISTING NON-CONFORMING
SKY EXPOSURE PLANE	10'H,45"	90'	90°	EXISTING NON CONFORMING
PARKING	2/UNIT	1	2	CURBOUT, PARKING VARIANCE REQUIRED

SITE PLAN BASED ON SURVEY PROVIDED BY OWNER, PERFORMED BY: SUMMIT LAND SURVEYING PC DATED: AUGUST 22, 2018

1'' = 10'-0'

SECTION/BLOCK/LOT: 3.90-51-5 ADDRESS: 21 RIVERSIDE PL

ZONING DISTRICT: MDR-1 LOT SIZE: 6786 SF



REVISION/ISSUE

PER VILLAGE ENGINEER COMMENTS

PER VILLAGE ENGINEER COMMENTS

PER ZBA COMMENTS

ZONING & PLANNING

NEILL RESIDENCE - ADDITION & ALTERATIONS -21 RIVERSIDE PLACE DOBBS FERRY, NY 10522 MUNI 1.D. # 3.80-36-22

01 12 21

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10 22 20

DATE

OUTLINE SPECIFICATIONS, SITE PLAN ZONING DATA, NOTES & LEGEND



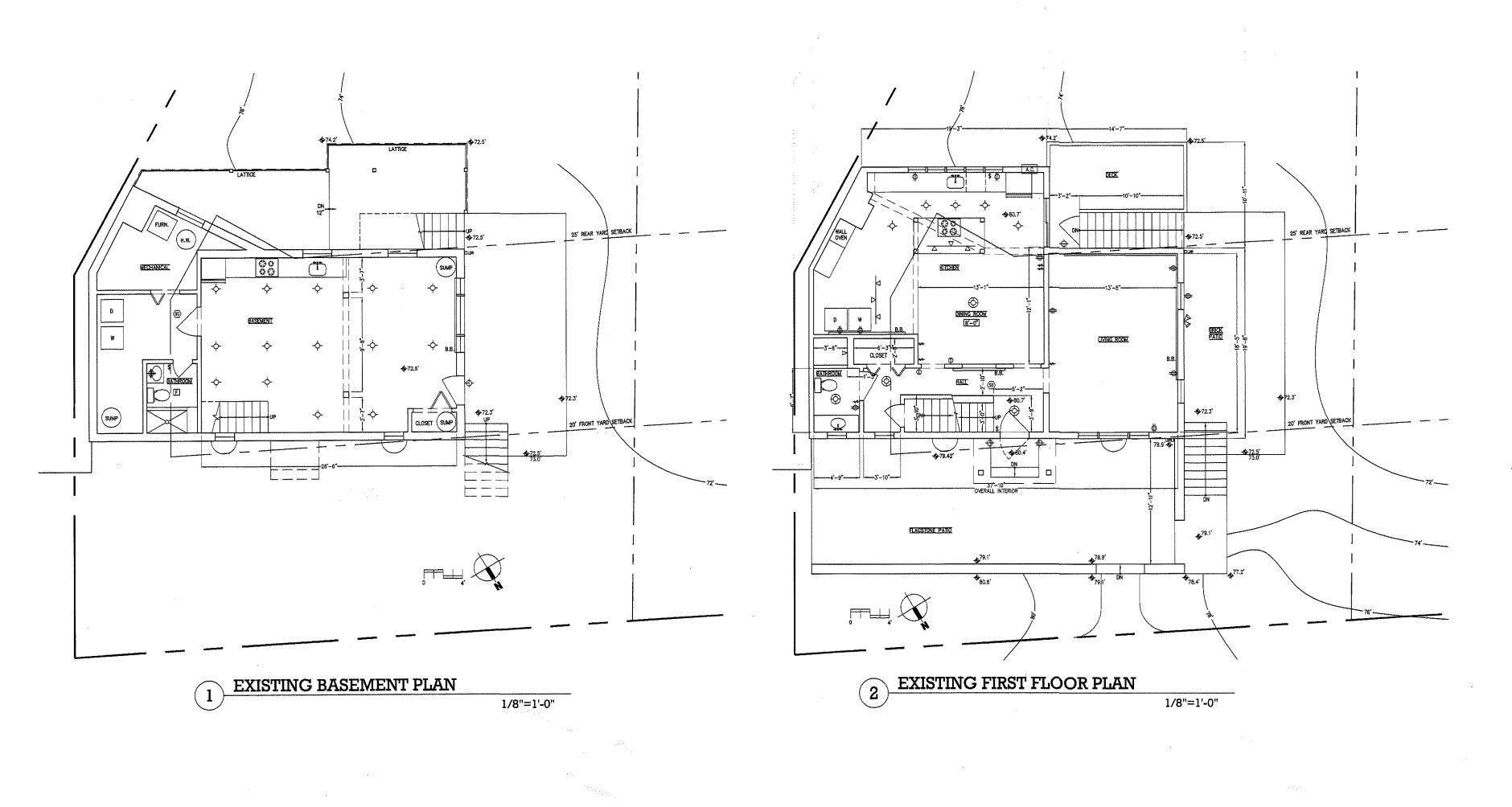
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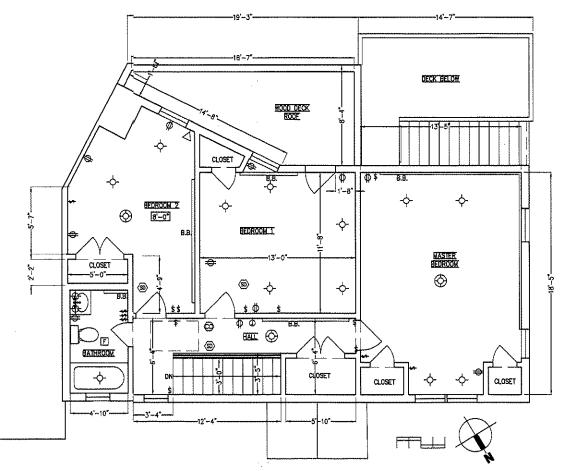
I.R.C. CODE INFORMATION

GROUND	WINE	DESIGN			SEISMIC DESIGN	SUBJECT TO	DAMAGE FRO	М		FLOOD HAZAROS	AIR FREEZING	MEAN ANNUA
			SPECIAL WIND REGION	DEBRIS	CATEGORY	WEATHERING	TERMITE	FROST LINE DEPTH	UNDERLAY'T REQUIRED	S. Agri	INDEX	TEMP
30	115120	NO	YES	NO	С	SEVERE	MODERATE TO HEAVY	42"	YES	FIRM COM- PANEL MAP # 36119CO261F EFF DATE 9-28-2007	2000	51.6

	INSUL	ATION A	AND FEI		ATION R		EMENTS	SBYC	MPON	ENT
	FENESTRATION U-FACTOR	DEKYLIGHT	GLAZED FEN	CELLING	WOOD FR	MASS WALL R-VALUE	FLOOR	BASEMENT WALL	SLAB R VALUE &	CRAWL SP WALL R VALUE
		TABLE	R402.1 INSUL	ATION AND	FENESTRATIO	N REQUIREN	ENTS BY CO	MPONENT	188, ///	
4A	0.35	0.55	0.4	49	20 OR 13+5		19	10/13	10, 2FT	10/13
			TABLE	R402.1.4 EC	UIVALENT U-	-FACTORS	L	1		
4A	0.35	0.55	-	0.026	0.06	860'0	0.047	0.047	0.059	0.065

FRONT VIEW





3 EXISTING SECOND FLOOR PLAN 1/8"=1'-0"

CONSTRUCTION SEQUENCING:

- THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:
- 1. PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION
- 2. INSTALL A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
- 3. ESTABLISH CONSTRUCTION STAGING AREA.
- 4. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
- 5. SELECTIVE VEGE-TATION REMOVAL FOR SILT FENCE INSTALLATION.
- 6. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
- 7. REMOVE TREES WHERE NECESSARY (CLEAR & GRUB) FOR THE PROPOSED CONSTRUCTION.
- 8. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYPROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARPAULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
- 9. CONSTRUCT BUIL-DING FOUNDATIONS.
- 10. GRADE DRIVEWAY TO SUB-GRADE ELEVATION AND INSTALL DRAIN SYSTEM INCLUDING EX-FILTRATION GALLERY ALL PROPOSED CONNECTIONS.
- 11. INSTALL ALL PROPOSED UTILITY CONNECTIONS.
- 12. INSTALL DRIVEWAY PAVEMENT AND WALKWAYS.
- 13. INSTALL 4'-6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPE PLANTINGS. SPREAD SALT HAY OVER SEEDED AREAS.
- 14. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STA'BILIZED WITH VEGETATION.
- *SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR EVERY TWO WEEKS AND PRIOR TO AND AFTER EVERY 1/2" OR GREATER RAINFALL EVENT

NOTES AS PER VILLAGE ENGINEER:

"THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IFDEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED

""AS-BUILT" DRAWING'S OFTHE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY."

"INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE "AS-BUILT"."

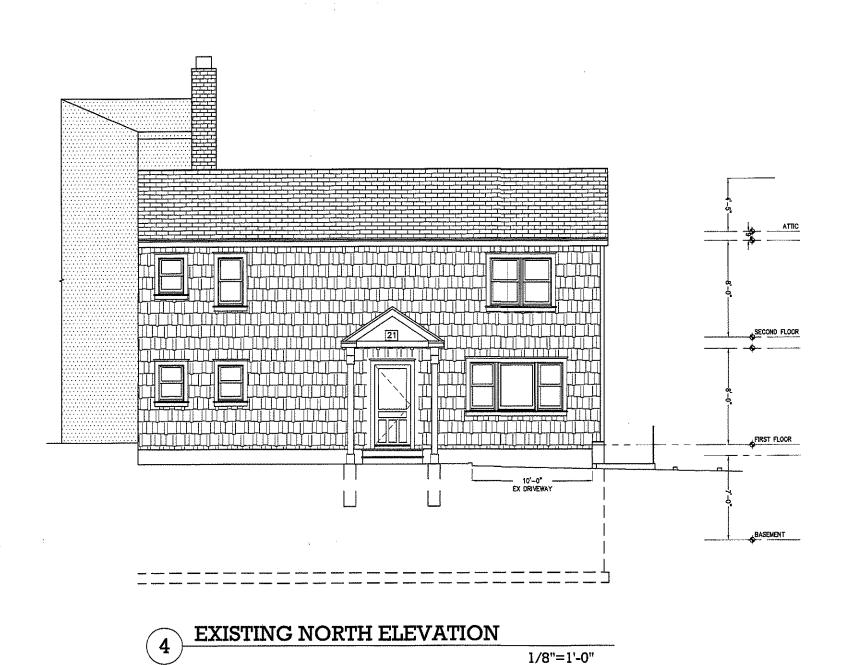
"FILL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON—CONTAMINATED FILL SUITABLE FOR THE INTENDED USE."

"SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 125

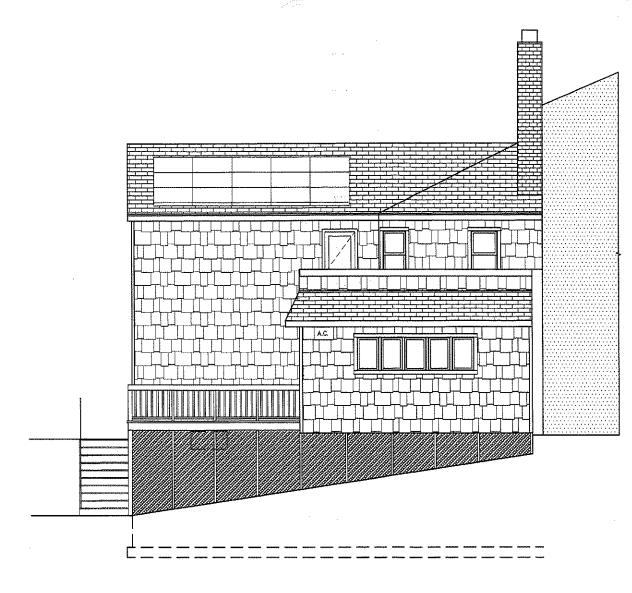
— BLASTING OF THE POBBS FERRY VILLAGE CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW/APPROVAL."

"THE RESTORATION FOR WORK PERFORMED WITHIN THE VILLAGE RIGHT—OF—WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND DEPARTMENT OF PUBLIC WORKS."

"BEFORE THE SITE PLANS ARE SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY"







EXISTING SOUTH ELEVATION

1/8"=1'-0"

1	12.02.20	PER ZBA COMMENTS
3	12 11 20	PER VILLAGE ENGINEER COMMENT
4	01 12 21	PER VILLAGE ENGINEER COMMENT

REVISION/ISSUE



NEILL RESIDENCE - ADDITION & ALTERATIONS -21 RIVERSIDE PLACE DOBBS FERRY, NY 10522 MUNI 1.D. # 3.80-36-22

EXISTING FLOOR PLANS AND ELEVATIONS, CONSTRUCTION SEQUENCING, VILLAGE ENGINEER NOTES

= 12 10 20 AS NOTED Dobbs Ferry, New York 10522 Tel. (914) 674-2950 Fax (914) 693-1537 WWW.SECONARCHITECT.COM

