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NIALL CAIN / ARCHITECT

5 Atilda Avenue
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REGISTERED ARCHITECT
NIALL CHRISTOPHER CAIN
020240
STATE OF NEW YORK

Child/Dabiri Alteration
111 Bellair Drive
Dobbs Ferry, NY

CONSTRUCTION DOCUMENTS

date:
JULY 14, 2022

drawn by:

scale:

title:
TITLE SHEET

number:
T100

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T101

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

1 REAR ELEVATION FROM RETAINING WALL/ ADJACENT PROERTY T WEST
1/4 = 1'-0"

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date:
OCTOBER 11, 2022
REV: DECEMBER 05, 2022
REV: FEBRUARY 13, 2023

drawn by:

scale:
1/4" = 1'-0"

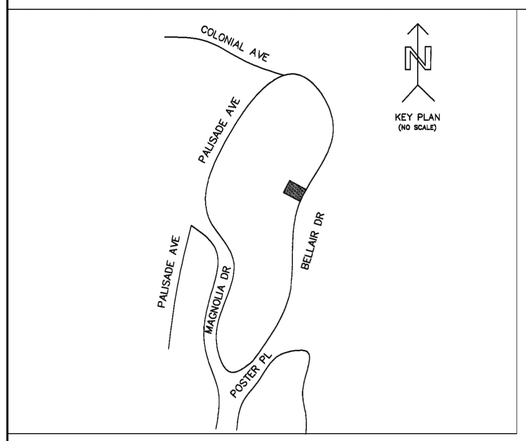
title:
EXTERIOR ELEV. & REAR RETAINING WALL

number:
A202

NOTE:

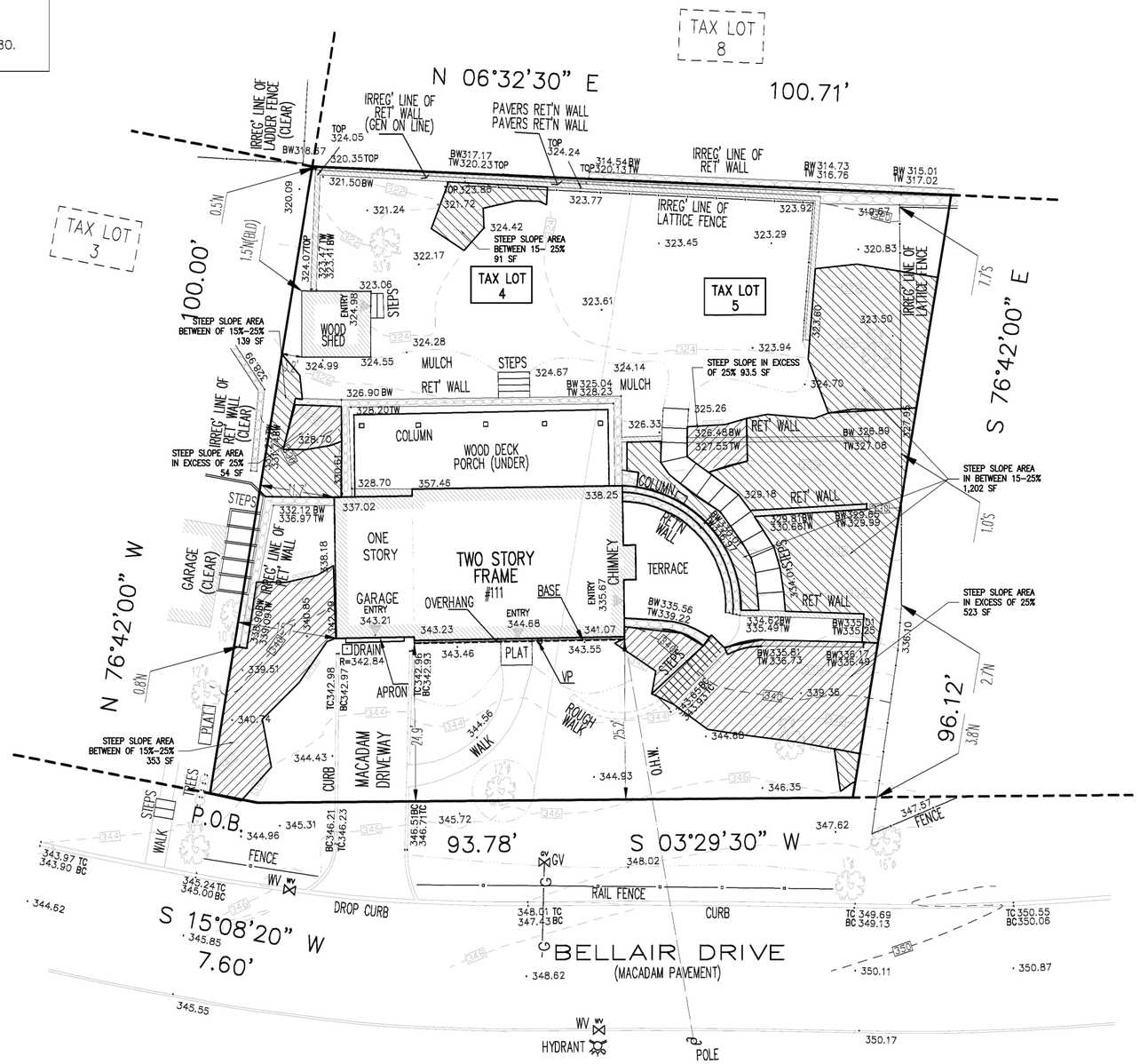
1. ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 VERTICAL DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS.
3. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
4. WATER, ELECTRIC 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.



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.



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.

APPROXIMATE LINE OF SEWER — S — ±8"ø CLAY PIPE I=347.7 — SMH R=352.43

LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET
- CB — CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- —W——W— WATER MAIN
- —S— SEWER LINE
- E——E— ELECTRIC LINE
- G——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
- L.G. — LEGAL GRADE
- C——C— CABLE LINE

GRAPHIC SCALE
15 0 7.5 15 30
(IN FEET)
1 inch = 15 ft.

SCALE: 1"= 15'
Measurement in U.S. Standard.

DATE: FEBRUARY 23, 2022.

JOB NUMBER
WCR.034P81-B230-92(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 HERSON, ARE NOT CERTIFIED.

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

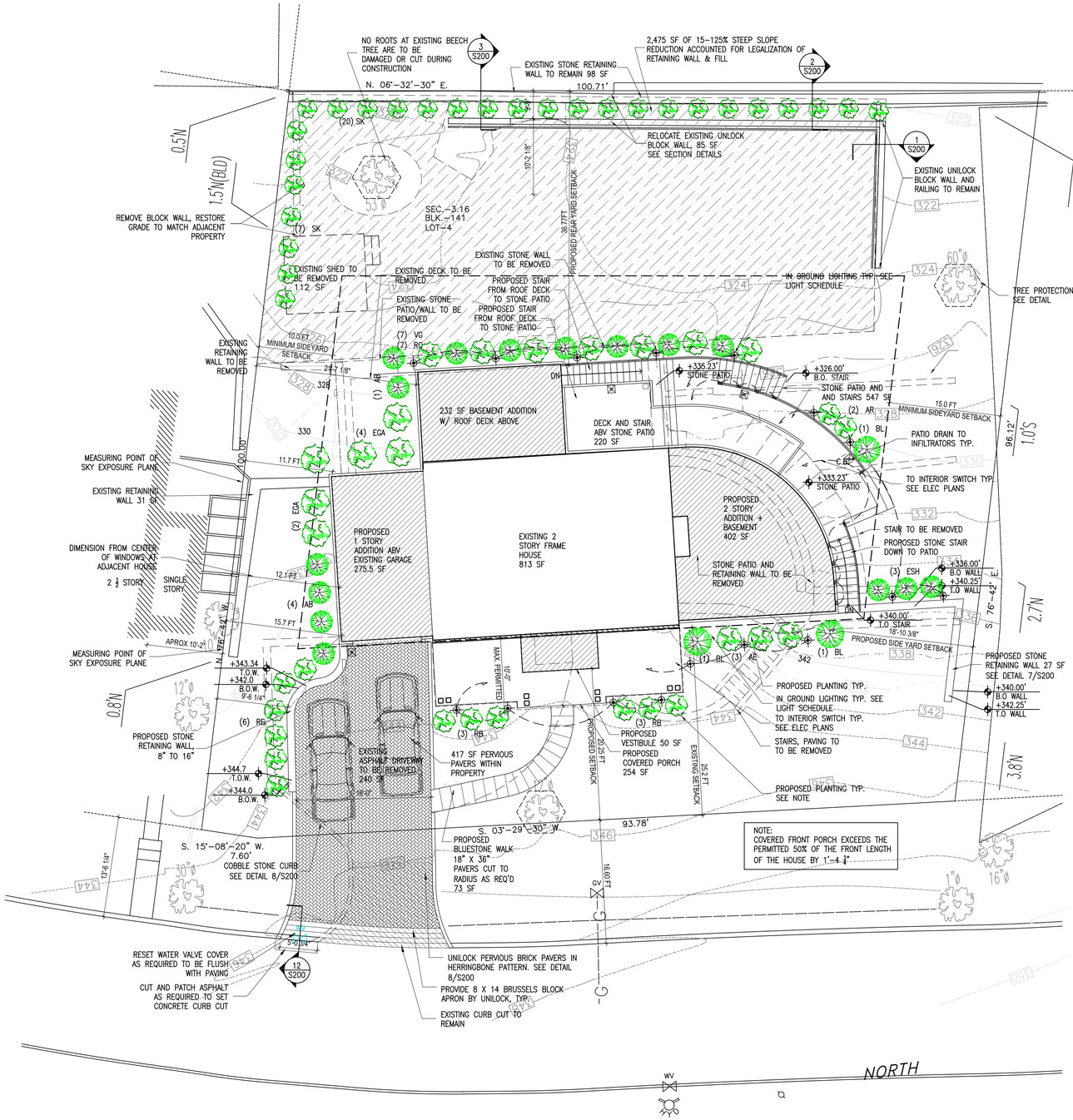
UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COP Y.

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.

C:\Revised Files\CB\SURVEY\WESTCHESTER\WCR\OV\04P81-B23-92-111 BELLAIR DR-DF.dwg, 3/17/2022 11:04:26 AM



EXTERIOR LIGHT FIXTURE SCHEDULE						
SYMBOL	LOCATION	DESCRIPTION	MNF.	CAT. NO.	LAMP	COMMENTS
	EXTERIOR LANDSCAPING	EXTERIOR IN GROUND LIGHT		HARDY ISLAND MZ16710	LED	BRONZE
	EXTERIOR LANDSCAPING	STEP LIGHTS	HINKLEY	HARDY ISLAND MZ1594-LL	LED	BRONZE

DRAWING INDEX:

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

ZONING COVERAGE AREA CALCULATIONS:
BUILDING COVERAGE:

EXISTING HOUSE TO REMAIN	813	SF
EXISTING GARAGE TO REMAIN	275.5	SF
EXISTING SHED	112	SF
PROPOSED 2 STORY+ BASMT ADDITION	402	SF
PROPOSED BASMT ADDITION	232	SF
PROPOSED 1 STORY VESTIBULE	50	SF
PROPOSED COVERED PORCH (254)	127	SF
PROPOSED RAISED DECKS	220	SF
SHED TO BE REMOVED	(112	SF)
TOTAL BUILDING COVERAGE	2,119.5	SF
EXISTING RETAINING WALL TO REMAIN	98	SF
EXISTING RETAINING WALL TO REMAIN	53	SF
BLOCK RETAINING WALL TO BE RELOCATED	85	SF
PROPOSED STONE PATIO AND STAIRS	547	SF
PERVIOUS PAVING AT 50% 418SF/2 =	209	SF
PROPOSED FRONT WALK	73	SF
PROPOSED STONE RETAINING WALLS	57	SF
TOTAL	1,122	SF
TOTAL IMPERVIOUS LOT COVERAGE	3,241.5	SF

(NOTE THAT RAISED DECK COVERAGE AREA OF 220 SF DUPLICATES STONE TERRACE AREA BELOW)

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	
STEEP SLOPE REDUCTION FOR REAR YARD FILL LEGALIZATION MINUS 15-25% STEEP SLOPE AREA 2,475/4 SF = 618.75 SF	8,478.0 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	2,119.65 SF OR 25 %	
PROPOSED TOTAL BUILDING COVERAGE	2,119.5 SF OR 25 %	
EXISTING IMPERVIOUS COVERAGE	2,967 SF OR 32 %	
MAXIMUM IMPERVIOUS COVERAGE	44% OR 4,002.5 SQ.FT.	
PROPOSED IMPERVIOUS COVERAGE (INC 50% PERVIOUS PAV)	3,241.5 SF OR 38.3 %	
MAXIMUM BUILDING HEIGHT	35 FT / 2 1/2 STORIES	
EXISTING BUILDING HEIGHT	24 FT / 2 STORIES	
PROPOSED BUILDING HEIGHT	28'-1" / 2 STORIES	

PLANTING SCHEDULE				
QTY	CODE	TYPE	SIZE	REMARKS
20	SL	SKIP LAUREL	3 GAL	SEE PLAN FOR LOCATION
6	EGA	EMERALD GREEN ARBORVITAE	6 FT MIN	SEE PLAN FOR LOCATION
5	AB	AUTUMN EMBERS BARBERRY	3 GAL	SEE PLAN FOR LOCATION
12	RB	ROUND BOXWOOD	3 GAL	SEE PLAN FOR LOCATION
7	VMG	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

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.

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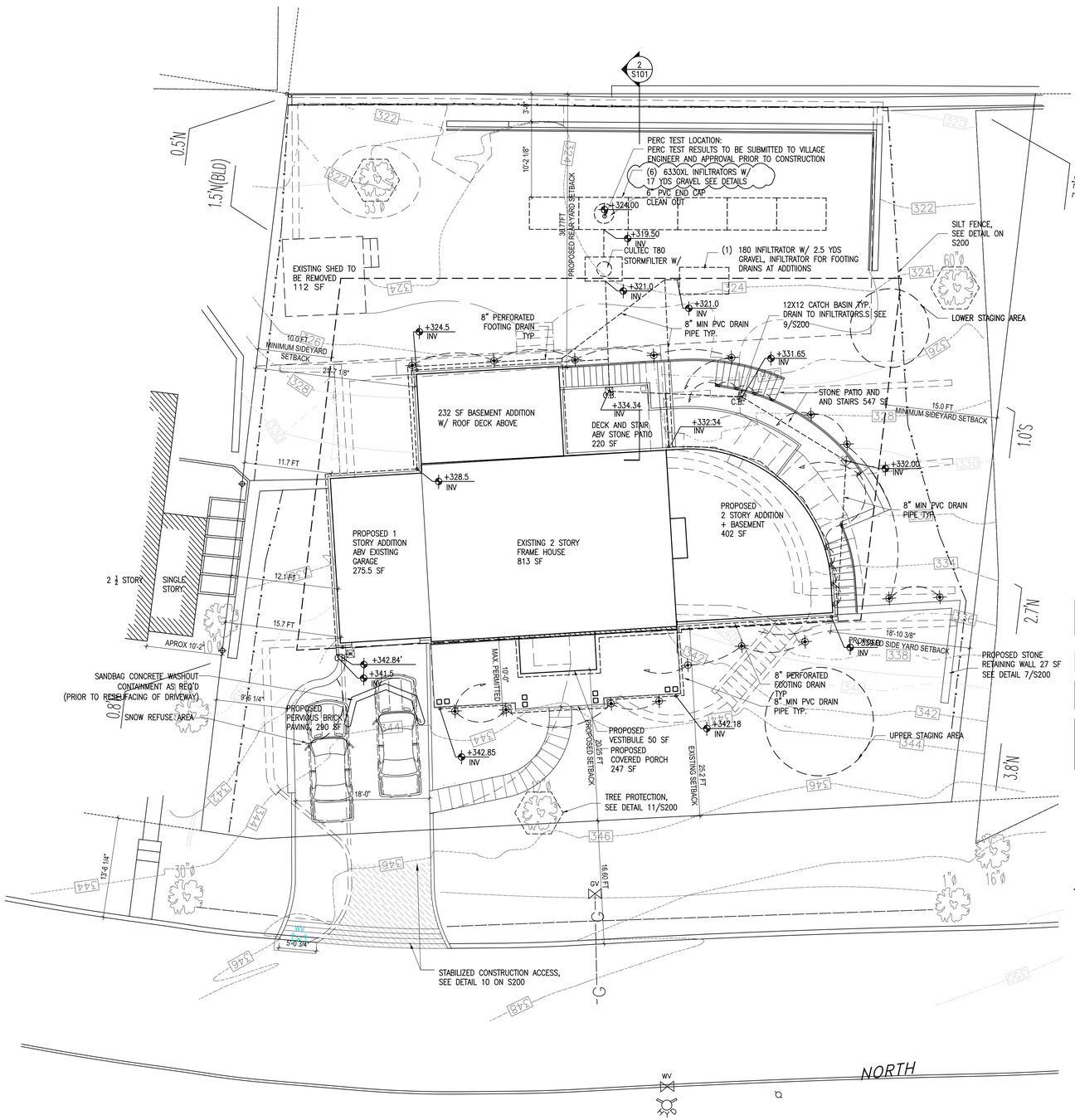
1/8" = 1'-0"

title:
SITE PLAN
ZONING
CALCULATIONS

number:
S100



REAR RETAINING WALL LEGALIZATION:
CLEAN FILL COMPLYING NYSDEC DER-10 PART 375 STANDARDS UTILIZED FOR THE LEGALIZATION OF THE EXISTING UNILOCK 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

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.

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 =830 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/26min = 0.00090
0.00090 x 60min x 24 hr = 1.30 cf/sf/day

Soil Percolation Rate
Sr= 1.30 – 25% (clogging factor)
Sr =1.30 – 0.32 = 0.98cf/sf/day

24 Hour Volume per Drywell
Vw = 98 cf
Vp = 7.0 ft x 4.33 ft x 1.21 = 36.68 cf/chamber
Vt = 98 cf + 36.68cf = 134.68 cf/chamber

(6)134.68 = 808.08 cf capacity

(6) 330XL CULTEC TANKS
W/ MIN 15 YARDS DRAINAGE GRAVEL

PROVIDE ADDITIONAL 2 YDS OF GRAVEL FOR ADDITIONAL 22 CF OF CAPACITY FOR TOTAL OF 830 CF REQUIRED

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 stabalized.

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 form the building but not cause any deleterious ponding on this propoerty or adjacent poperty. Any ponding shall be corrected.

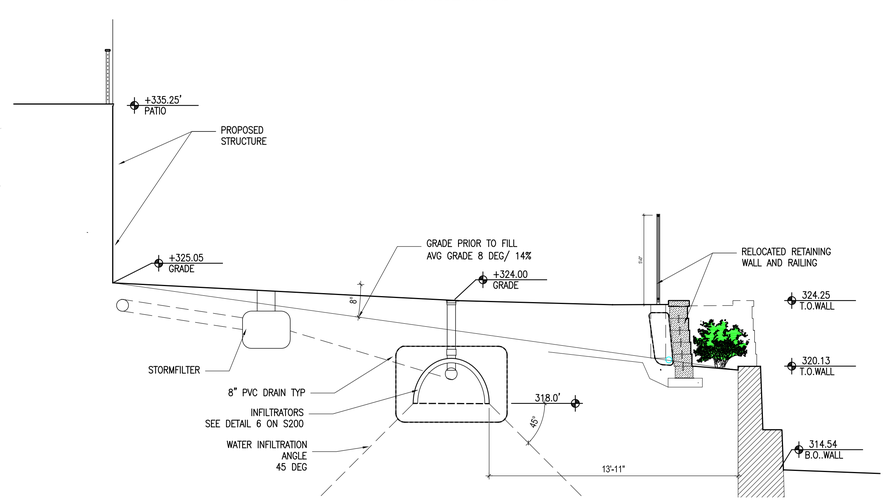
* SCS values per TR55 Table 2.1

SITE PLAN NOTES:

1. NO ROCK BLASTING IS REQUIRED
2. THE TOWN ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
3. 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
4. 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.
5. AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY
7 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
9. 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.
10. THE PROPOSED INFILTRATION SYSTEM SHALL NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETED AND THE CONTRIBUTING AREA IS STABILIZED
11. APPROXIMATELY 84 YARDS OF CLEAN FILL MATERIAL IS TO BE IMPORTED TO SITE.
12. 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
1. START OF CONTRUCTION
2. INSTALLMENT OF SEDIMENT AND EROSION CONTROL
3. COMPLETION OF SITE CLEARING
4. COMPLETION OF ROUGH GRADING
5. INSTALATION OF SMP'S
6. COMPLETION OF FINAL GRADING AND STABILAIZATION OF DISTURBED AREAS.
7. CLOSURE OF CONSTRUCTION
8. 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.



1 REAR SITE SECTIION
1/4 = 1'-0"

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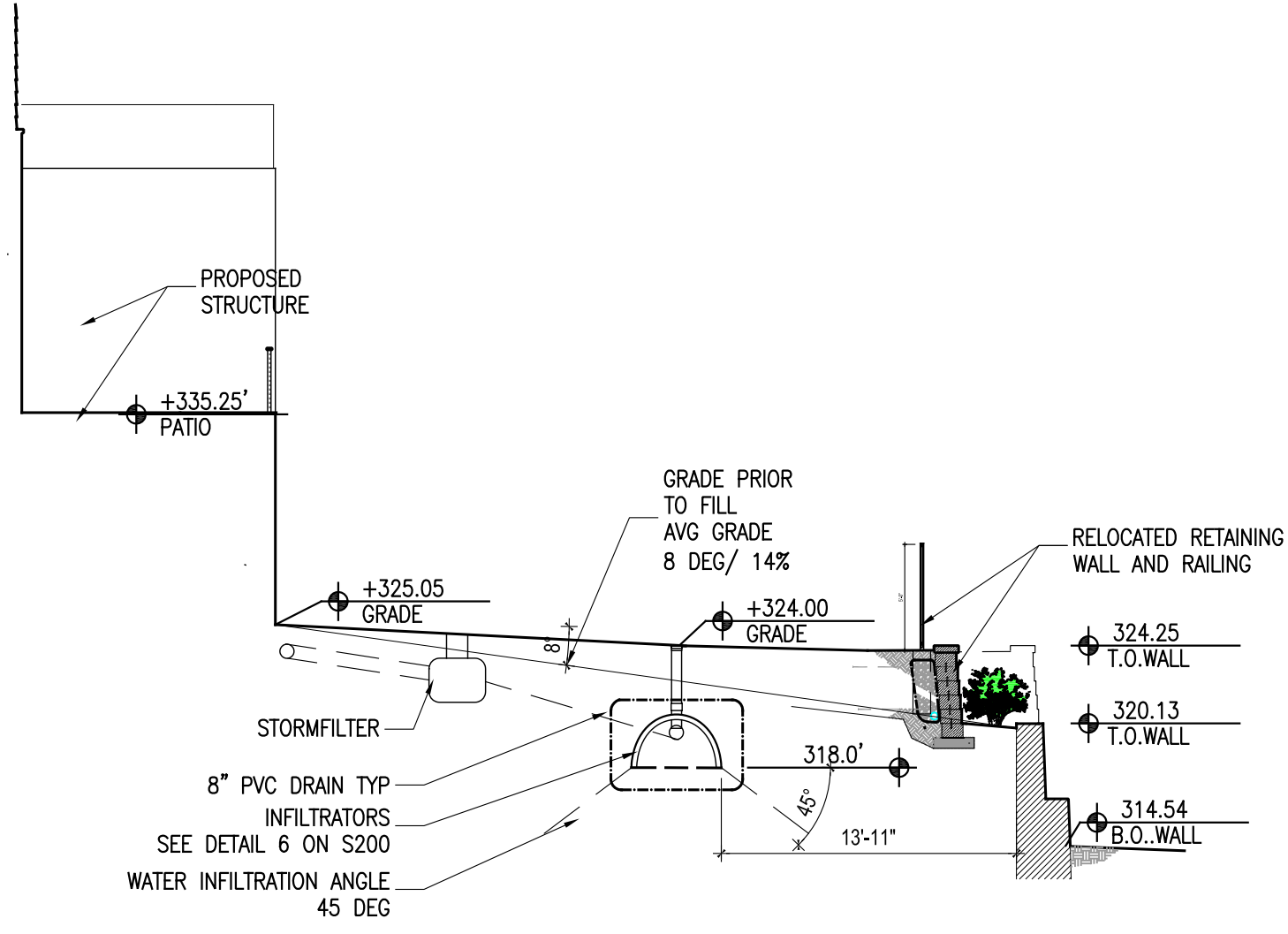
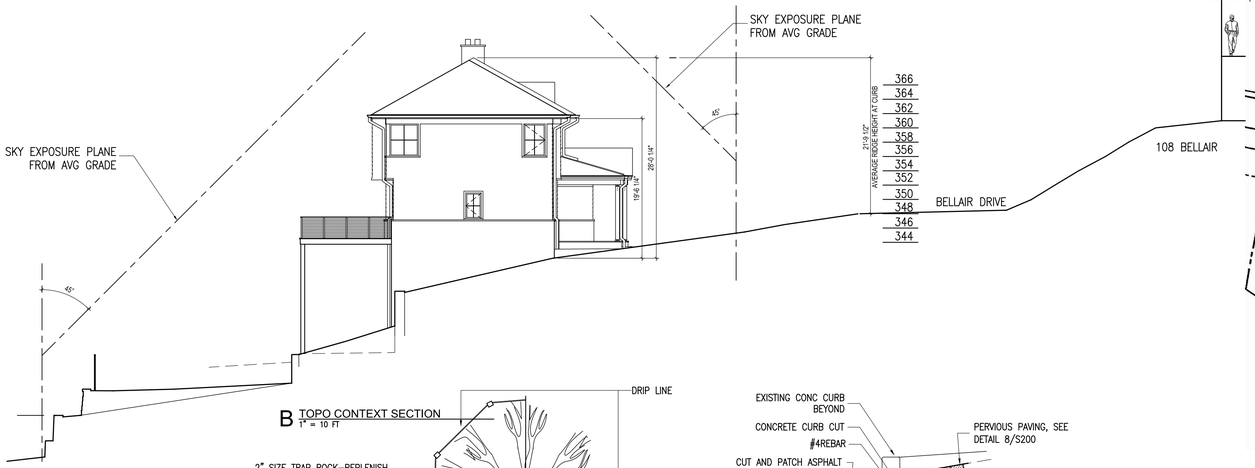
1/8" = 1'-0"

title:
STORMWATER MANAGEMENT SEDIMENT CONTROL

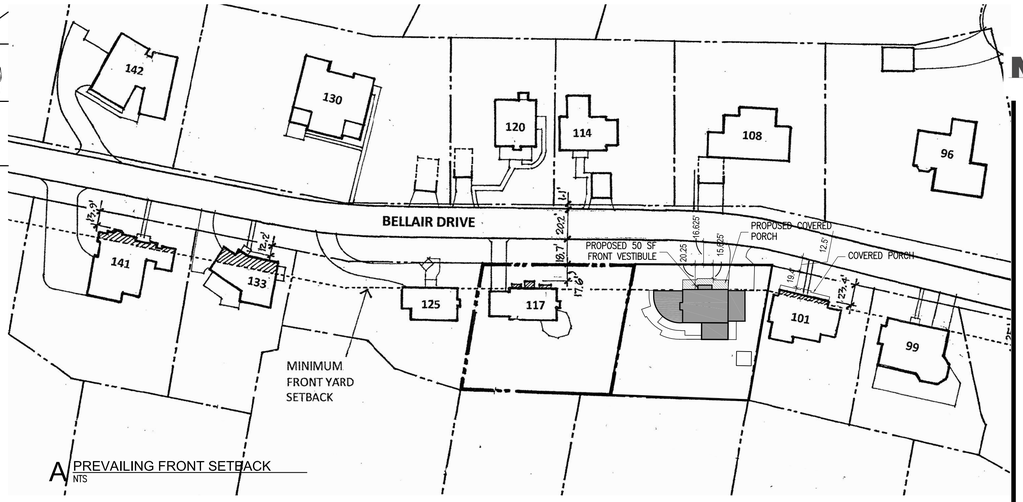
number:
S101



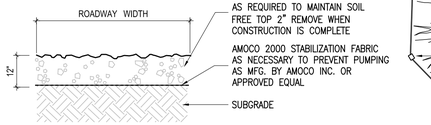
1 FRONT ELEVATION
1/4 = 1'-0"



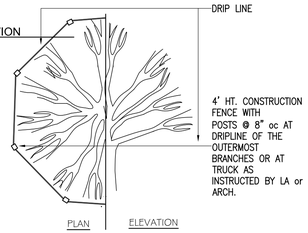
B TOPO CONTEXT SECTION
1" = 10 FT



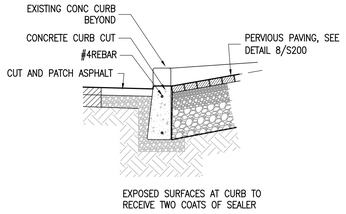
A PREVAILING FRONT SETBACK
NTS



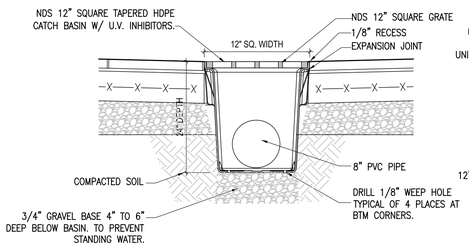
10 STABILIZED CONSTRUCTION ACCESS
NTS



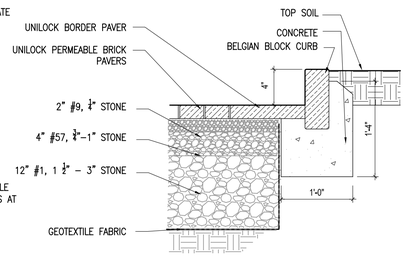
11 TREE PROTECTION FENCE
NTS



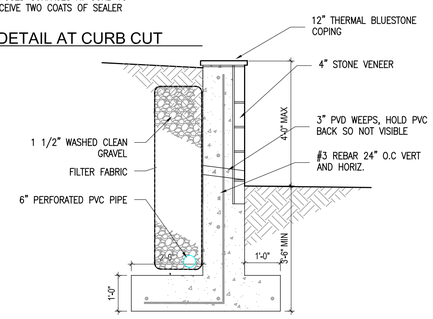
12 SECTION DETAIL AT CURB CUT
1/2" = 1'–0"



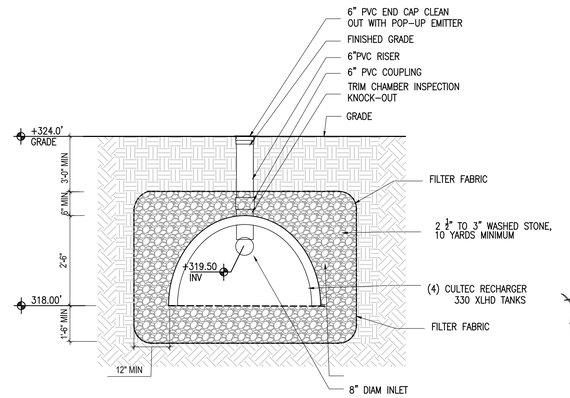
9 CATCH BASIN DETAIL
1" = 1'–0"



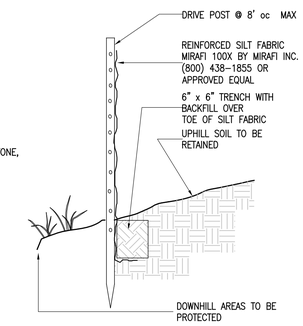
8 SECTION AT PAVING/ CURB
1" = 1'–0"



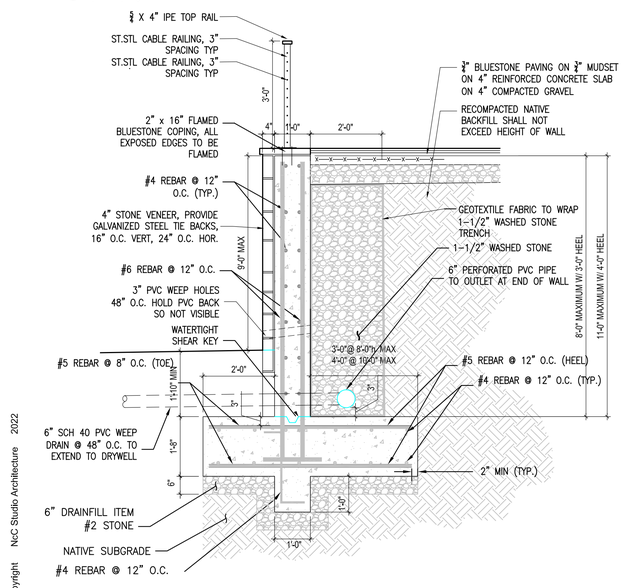
7 RETAINING WALL AT SOUTH YARD
1/2" = 1'–0"



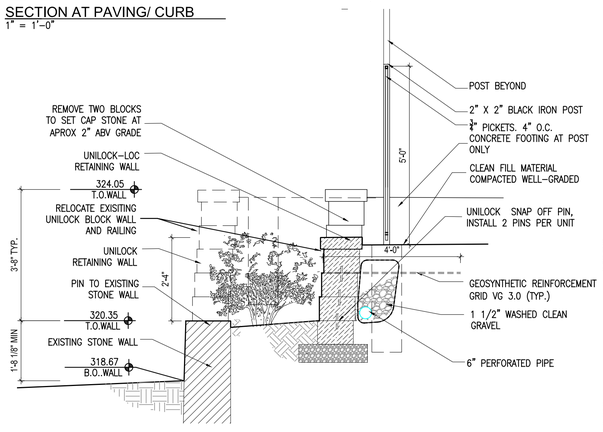
6 SECTION DETAIL AT INFLITRATORS
1/2" = 1'–0"



5 SILT FENCE CONSTRUCTION LIMIT
NTS

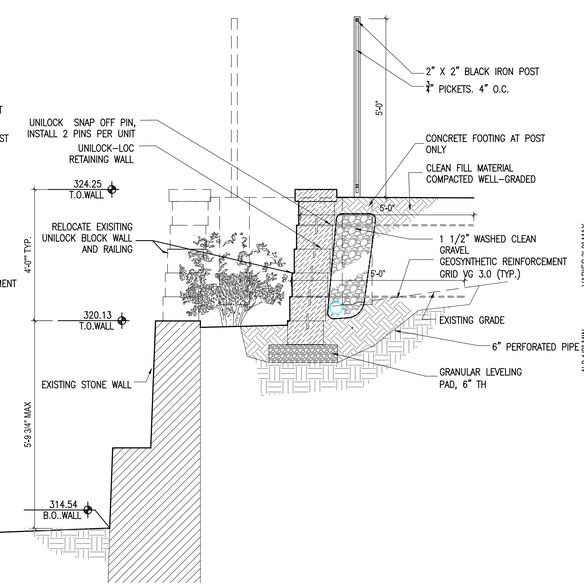


4 RETAINING WALL AT STONE PATIO
1/2" = 1'–0"



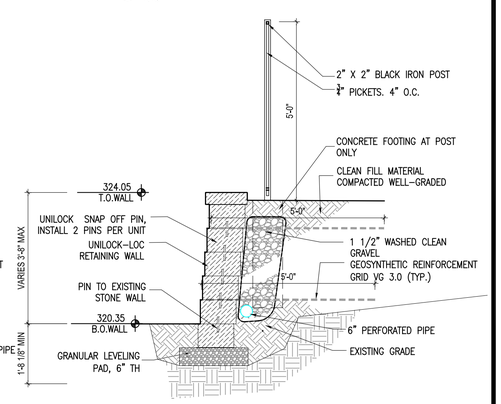
LEGALIZATION OF EXISTING CONDITION

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



LEGALIZATION OF EXISTING CONDITION

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



LEGALIZATION OF EXISTING CONDITION

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

NcCstudio
NIALL CAIN / ARCHITECT
5 Atilda Avenue
Dobbs Ferry NY 10522
914.478.3448
www.nccstudio.com

REGISTERED ARCHITECT NIALL CHRISTOPHER CAIN 020240 STATE OF NEW YORK

Child/Dabiri Alteration
111 Bellair Drive
Dobbs Ferry, NY

CONSTRUCTION DOCUMENTS

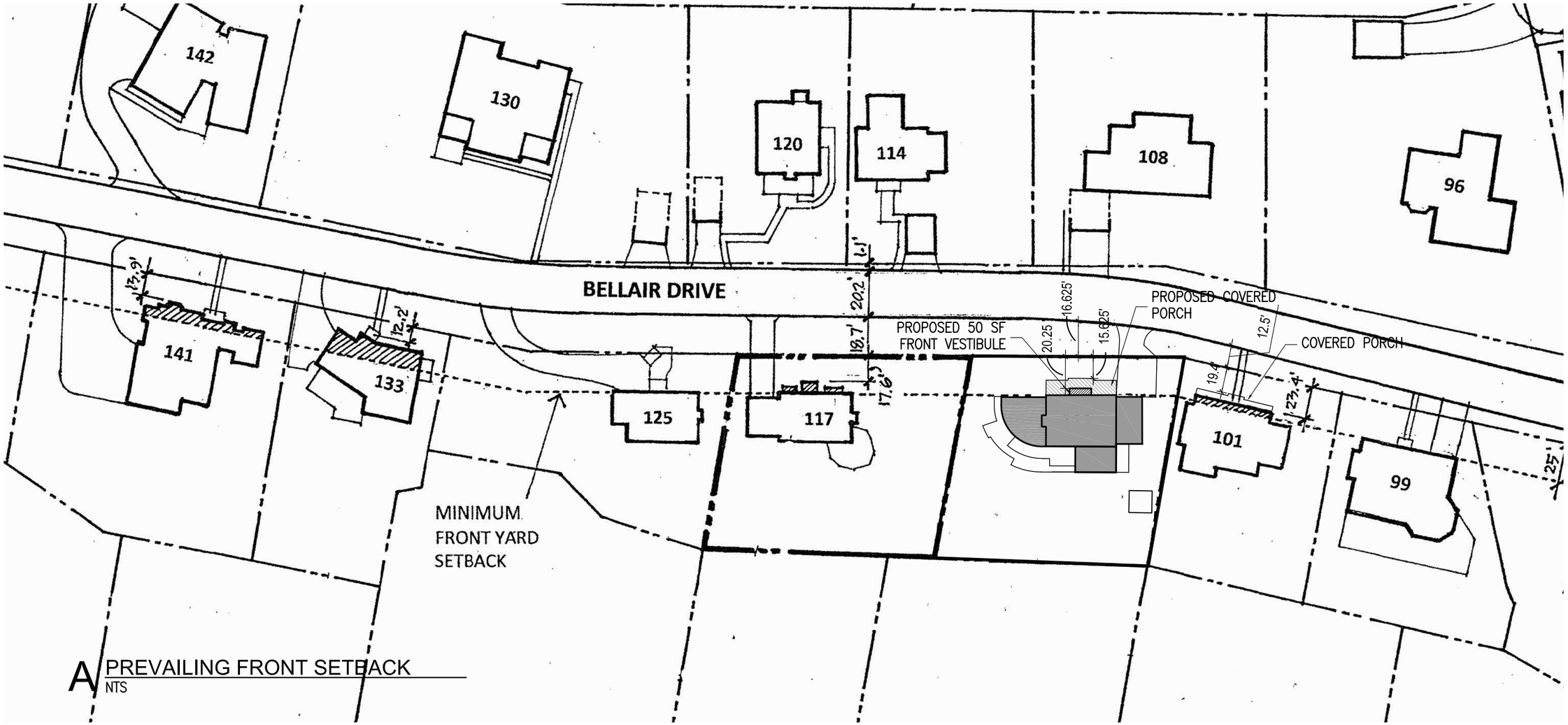
date:
OCTOBER 11, 2022
REV: DECEMBER 05, 2022

drawn by:

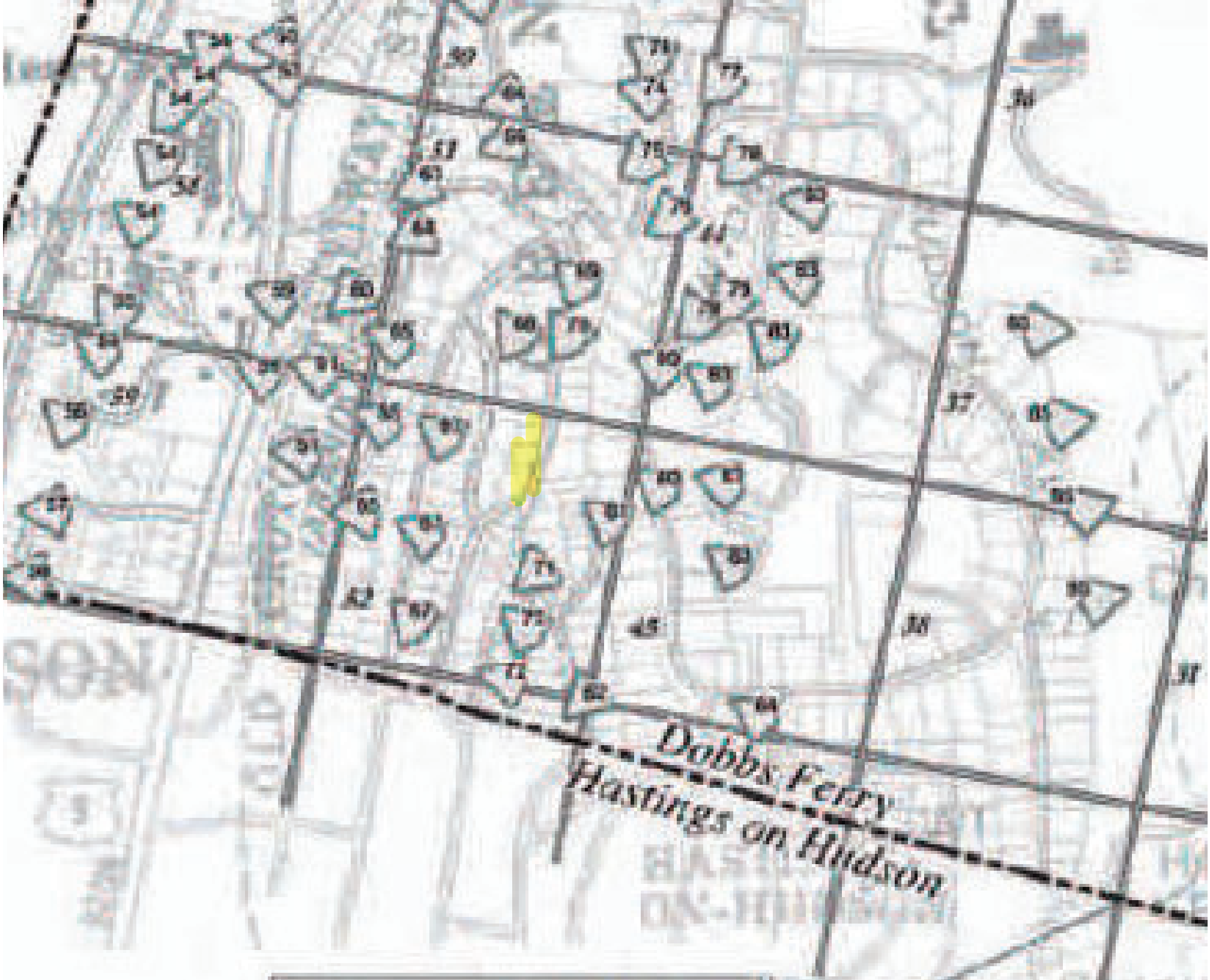
scale:
AS NOTED

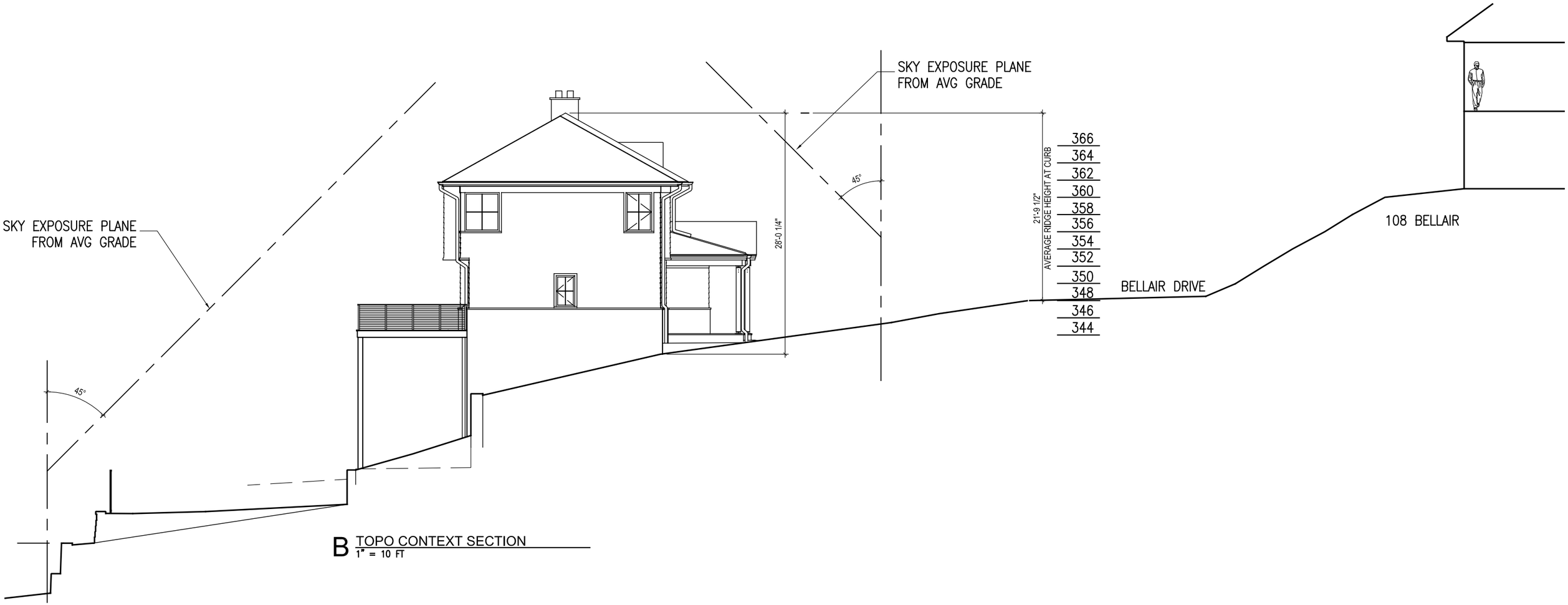
title:
DIAGRAMS
SITE DETAILS

number:
S200

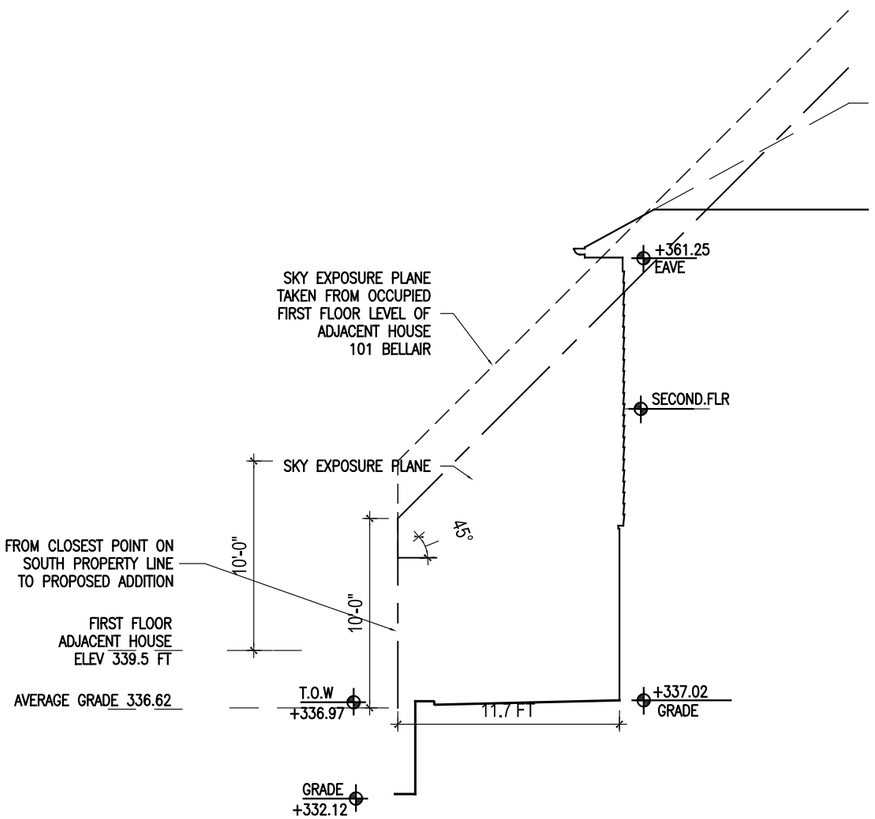


A PREVAILING FRONT SETBACK
NTS

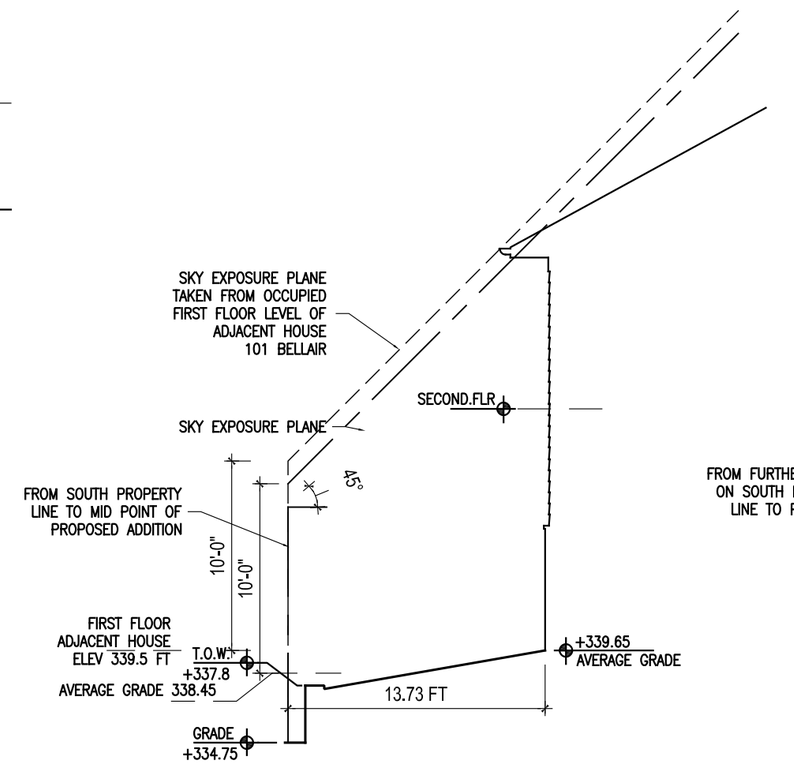

Dobbs Ferry
Hastings on Hudson



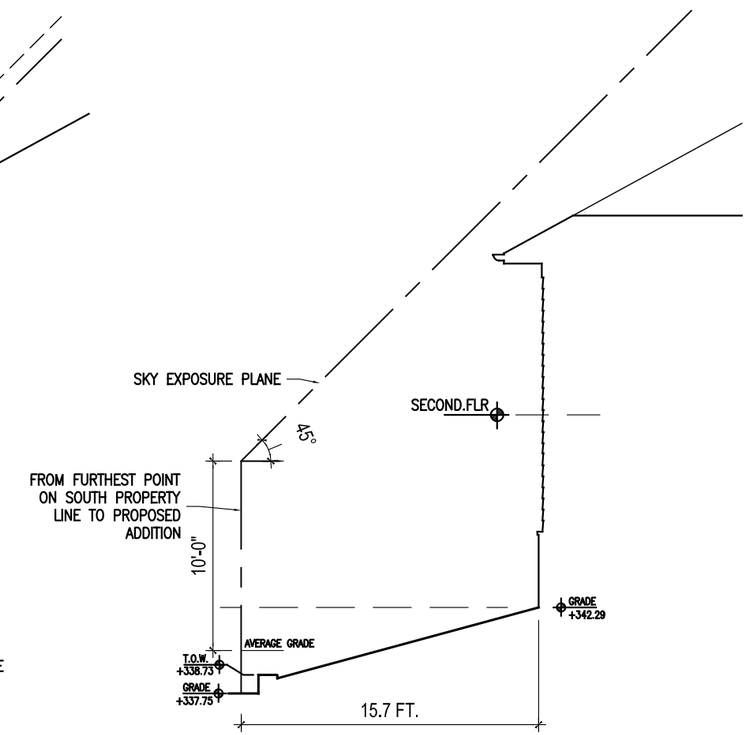
B TOPO CONTEXT SECTION
1" = 10 FT



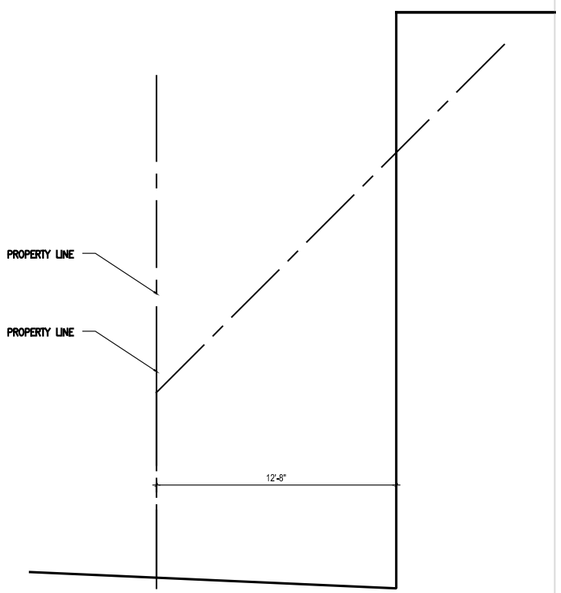
5 SKY EXPOSURE PLAN - SW CORNER OF HOUSE
1/8 = 1'-0"



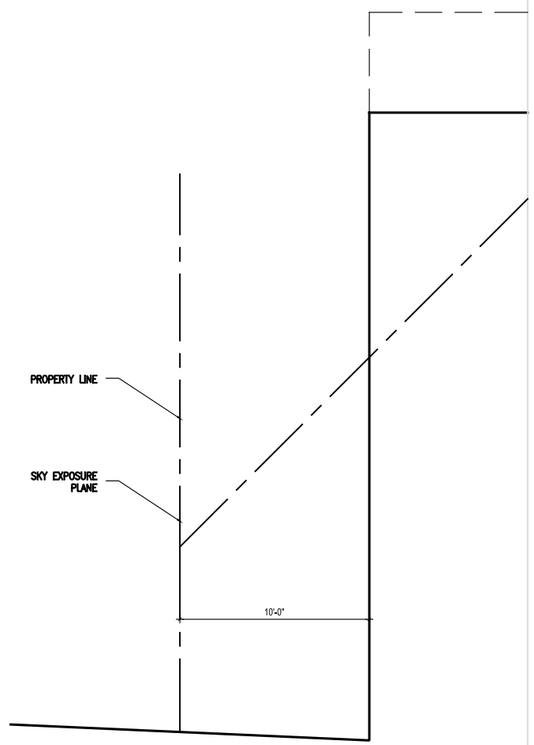
4 SKY EXPOSURE PLAN AT MIDPOINT OF HOUSE
1/8 = 1'-0"



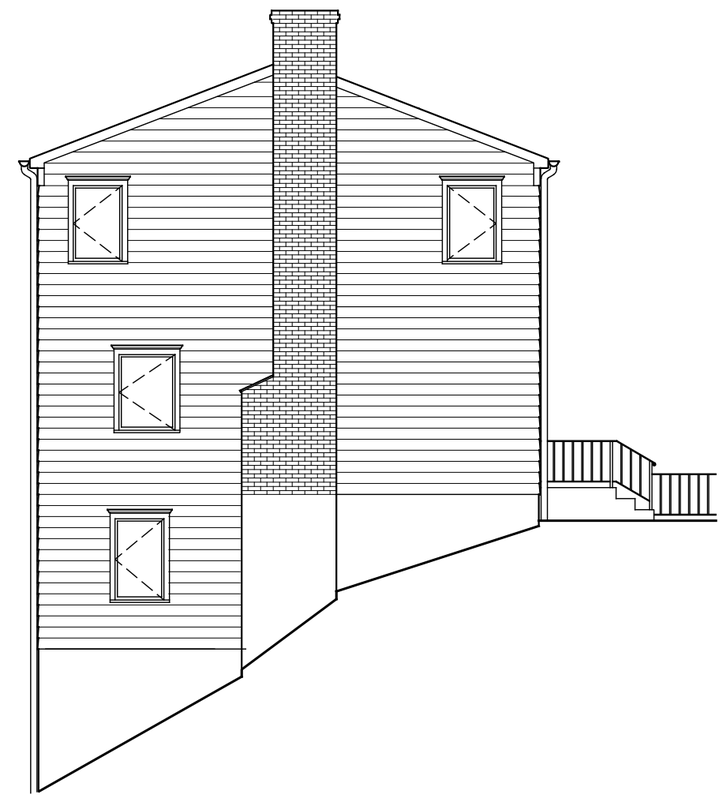
3 SKY EXPOSURE PLAN - SE CORNER OF HOUSE
1/8 = 1'-0"



3 SKY EXPOSURE PLANE AT MIDPOINT
1/4 = 1'-0"



2 SKY EXPOSURE PLANE - SOUTH WEST CORNER
1/4 = 1'-0"



1 SOUTH ELEVATION AT 125 BELLAIR
1/4 = 1'-0"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