

# The Sharp Residence

## 39 Riverside Place, Dobbs Ferry, New York 10522

### NOTES

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 client's 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 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 contractor(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
  - \*Footling
  - \*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 fecades and Proposed livingroom. The project can be summarized as a Basement plus 1 floor 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: 39 RIVERSIDE PLACE, DOBBS FERRY N.Y. BLOCK:36 LOT:26 TAX ID: 3.80-36-26				
OWNER: THE SHARP RESIDENCE				
ZONING DISTRICT - MDR-1				
REQUIREMENT	UNITS	REQUIRED / ALLOWED	EXISTING	PROPOSED
MINIMUM NET LOT AREA	S.F.	5,000	6,263 SF.	6,263 SF.
MINIMUM LOT WIDTH	FT.	50	44.24	44.24
MINIMUM LOT DEPTH	FT.	100	151.45	151.45
MAXIMUM LOT COVERAGE BY BUILDING	%	27	18.17 (1,138 SQ.FT.)	26.42 (1,655SQ.FT.)
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	54	35.75 (2,239 SQ.FT.)	50.9 (3,189 SQ.FT.)
MINIMUM YARDS				
FRONT YARD SETBACK	FT.	20	36.5	26.4
SIDE YARD SETBACK (EACH)	FT.	10	10 - 8.5	10 - 8.5
SIDE YARD SETBACK (BOTH)	FT.	20	18.5	18.5
REAR YARD SETBACK	FT.	25	46.4	41.6
STORIES	#	2 ½	2	2
MAXIMUM HEIGHT	FT.	35	22	25.5
FAR	S.F.		1,869	2,785
OFF STREET PARKING	#	2	2	2

TABLE OF CONTENTS	
T-001	Title page
T-002	Survey
T-003	Existing Conditions
T-004	Detail Sheet For
A-001	Proposed Site & Landscape Plan
A-002	Proposed Floor Plans
A-003	Proposed Roof Plan & Neighbors Views
A-004	Proposed Elevations
A-005	Proposed Elevations
A-006	Perspectives
A-007	Perspectives

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA ( Effective 10/03/2016 )												
Location: Village of Dobbs Ferry Zip Code: 10522												
Ground Snow Load	Wind Speed (mph)	Wind Design Topo Effects	Special Wind Region	Wind - borne Debris Zone	Seismic Design Category (RCNY Only)	Subject to Damage From Weathering	Frost Line Depth	Termini	Climate Zone	Ice Barrier Underlayment Req'd	Flood Hazards	Air Freezing Index
30	*Special Wind Region	NO	NO	NO	C	Severe	42"	Moderate to Heavy	4A	YES	**FIRM COMMUNITY - PANEL MAP# 3811502021F EFFECTIVE DATE, 9-28-2007	2000

\*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 1609 of the IBC and Figure R301.2(4)(a) of the IBC are likely to occur and should be considered 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 we site http://floodmap.floodsample.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.

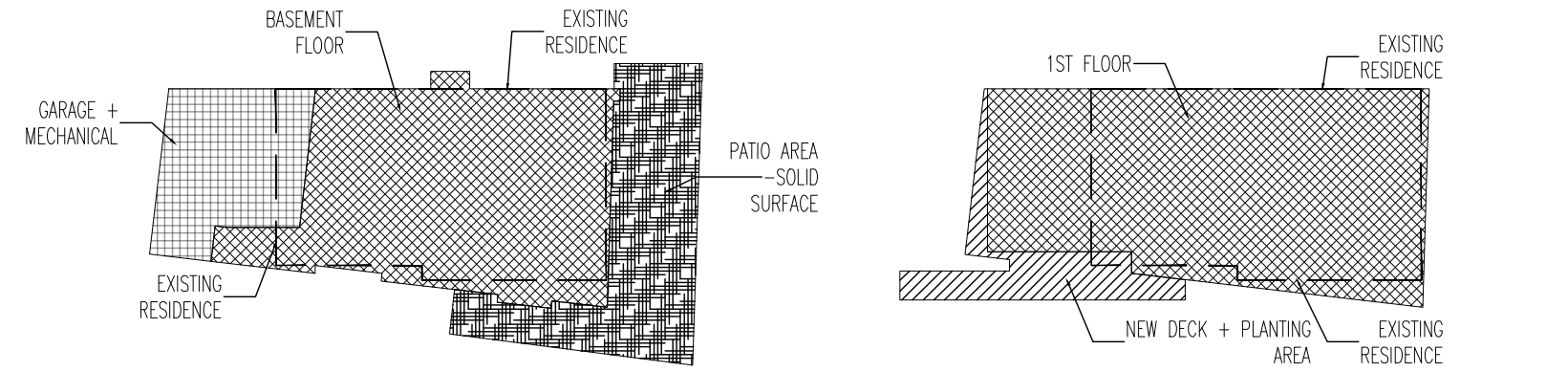
#### 4. Suggested Maintenance Schedules

- 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

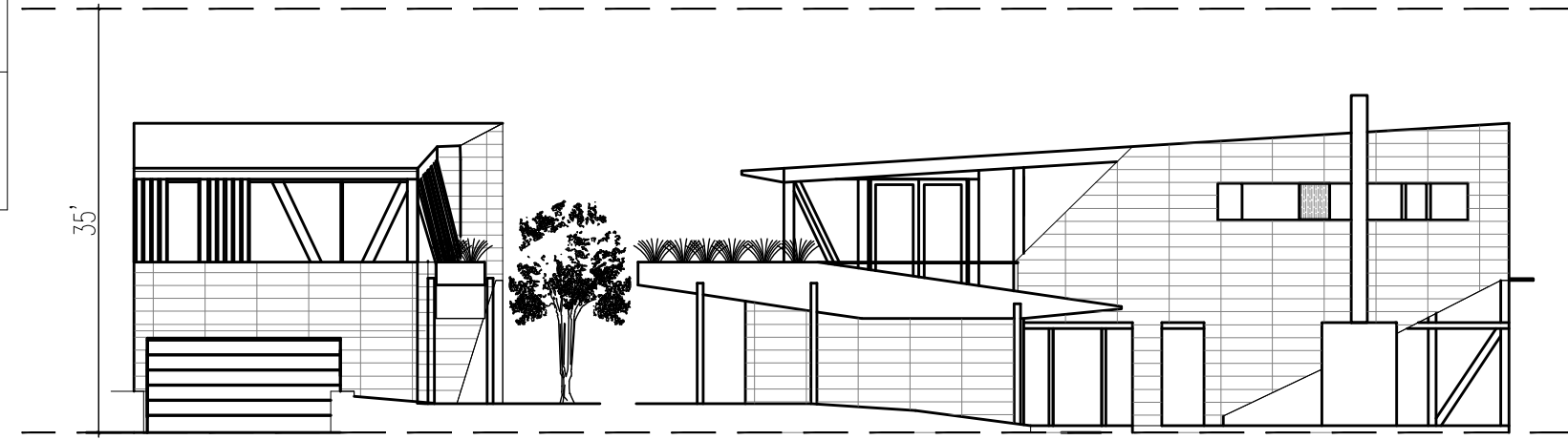


#### 3 Zoning Diagram - Basement

SCALE: NS  
Garage+Mechanical:418 Sqft  
Patio Area:613 sqft.  
FAR (Basement Floor):1,234 sqft.

#### 4 Zoning Diagram - First Floor

SCALE: NS  
Lot Coverage Existing Residence:12,277 sqft.  
Lot Coverage Proposed Residence:13,295 sqft.  
FAR:1,564 sqft.  
New Deck+Planting Area:238 sqft.

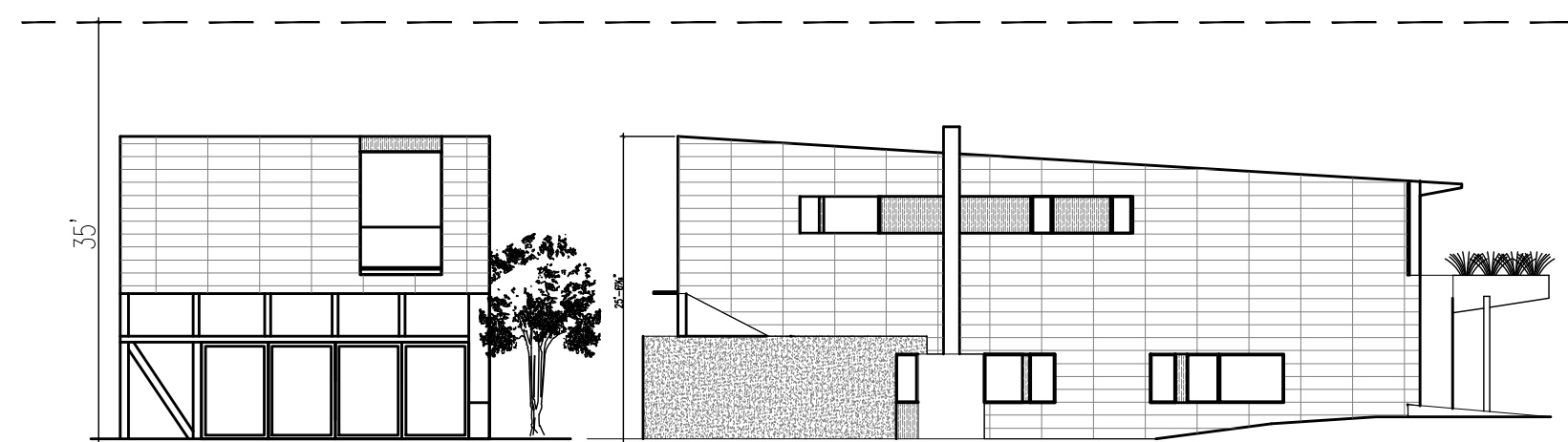


#### 5 Proposed Front Elevation

SCALE: NS

#### 6 Proposed Side Elevation

SCALE: NS

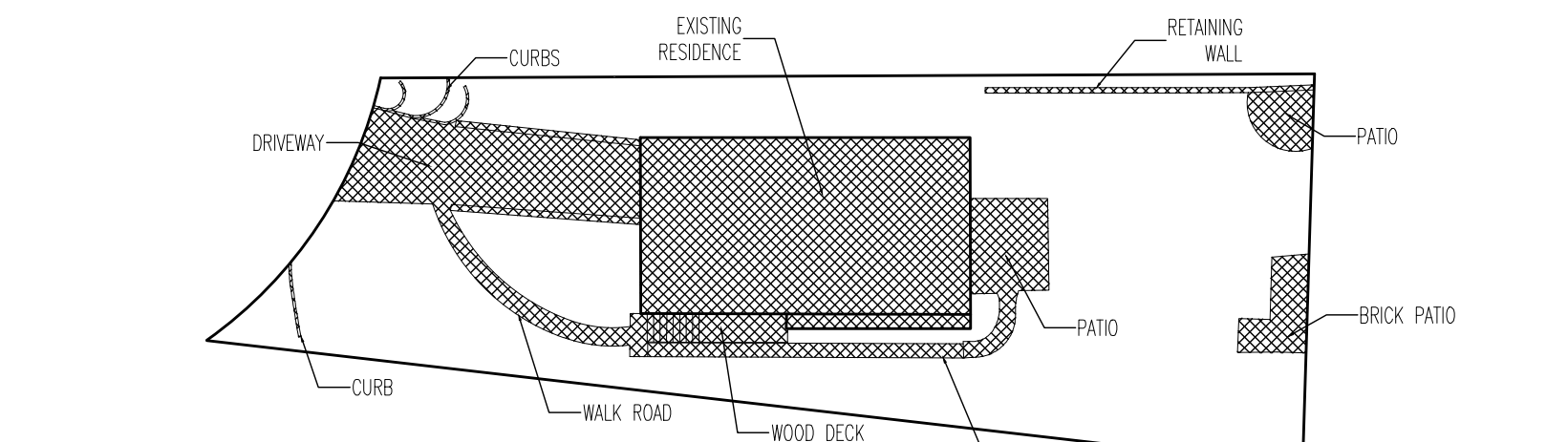


#### 7 Proposed Rear Elevation

SCALE: NS

#### 8 Proposed Side Elevation

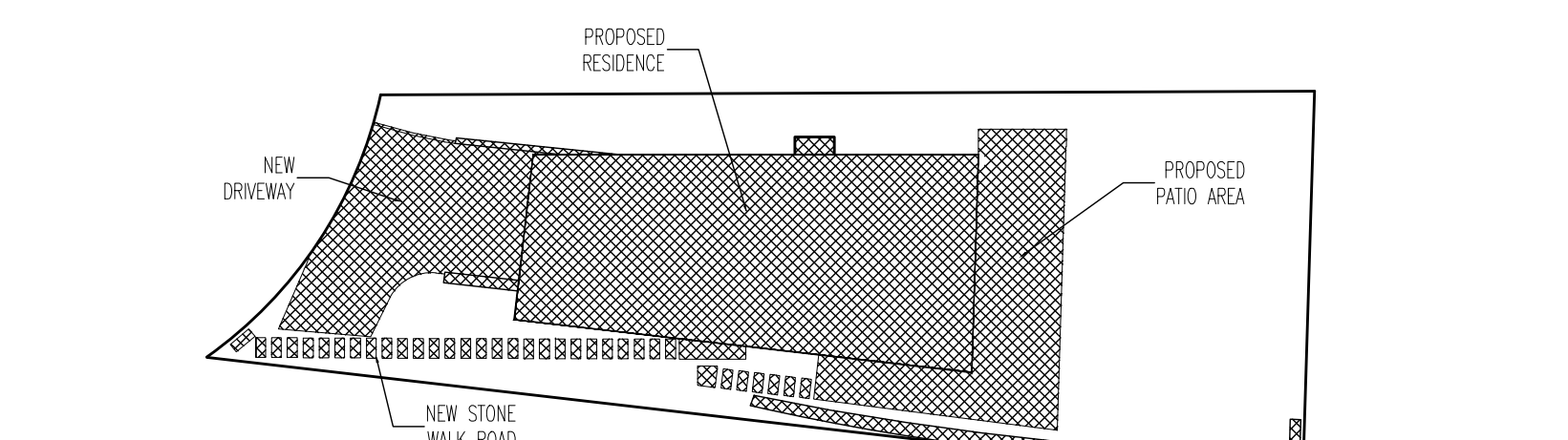
SCALE: NS



#### 9 Existing Site Plan

SCALE: NS

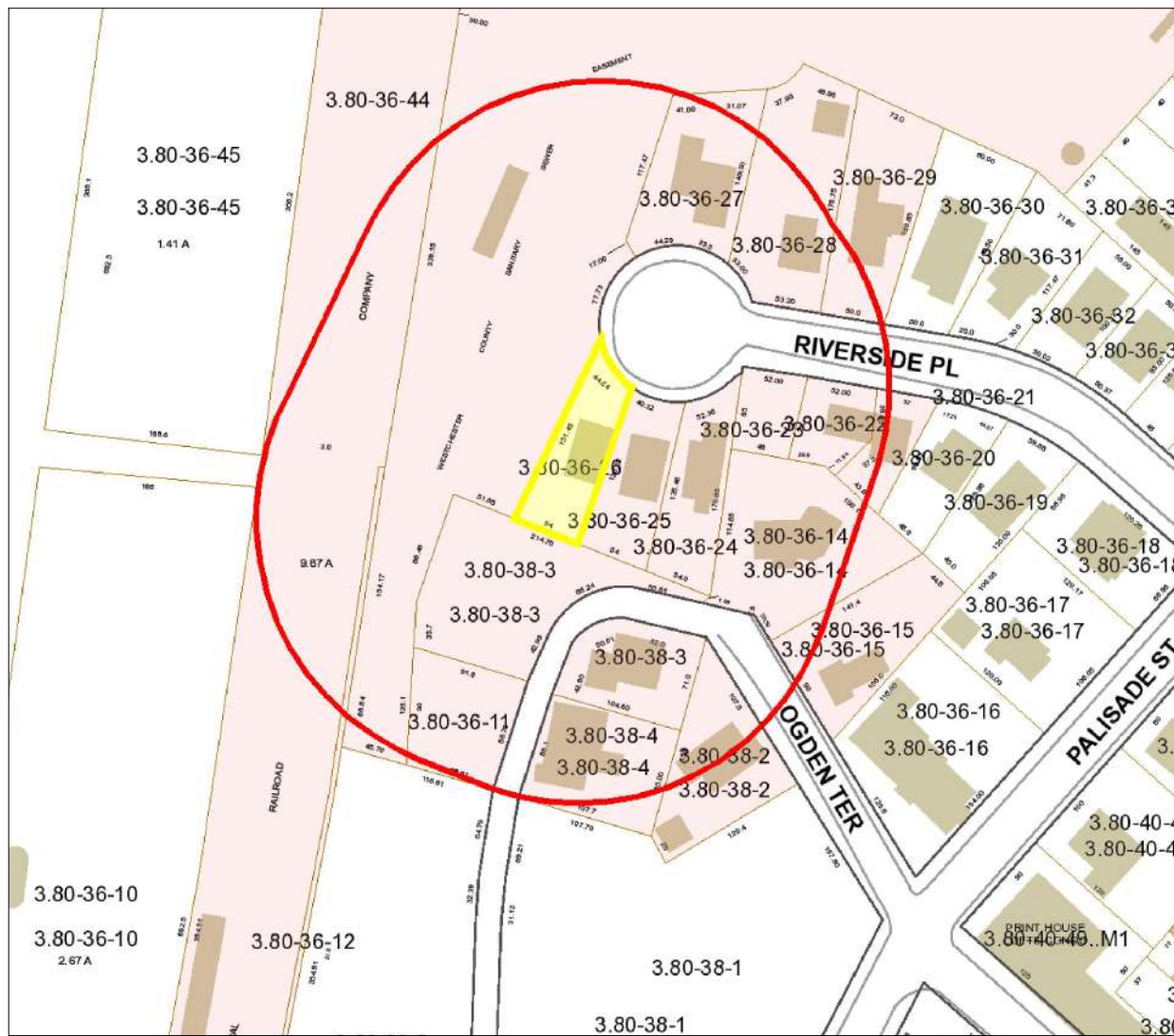
Impervious coverage surface:2,239 sq.ft. (35.75%)



#### 10 Proposed Site Plan

SCALE: NS

Impervious coverage surface:3,189 sq.ft. (50.9%)



#### 11 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

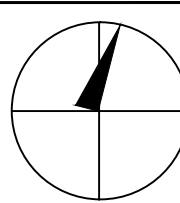
#### PROJECT ENGINEER

#### NOTES

#### SYMBOL LEGEND

- 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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#### DRAWING INFORMATION

ISSUED FOR PRE-FILE 12-10-2021  
ISSUED FOR PRE-FILE  
ISSUED FOR PERMIT

#### D.O.B. No. -

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

The Sharp Residence

#### PROJECT:

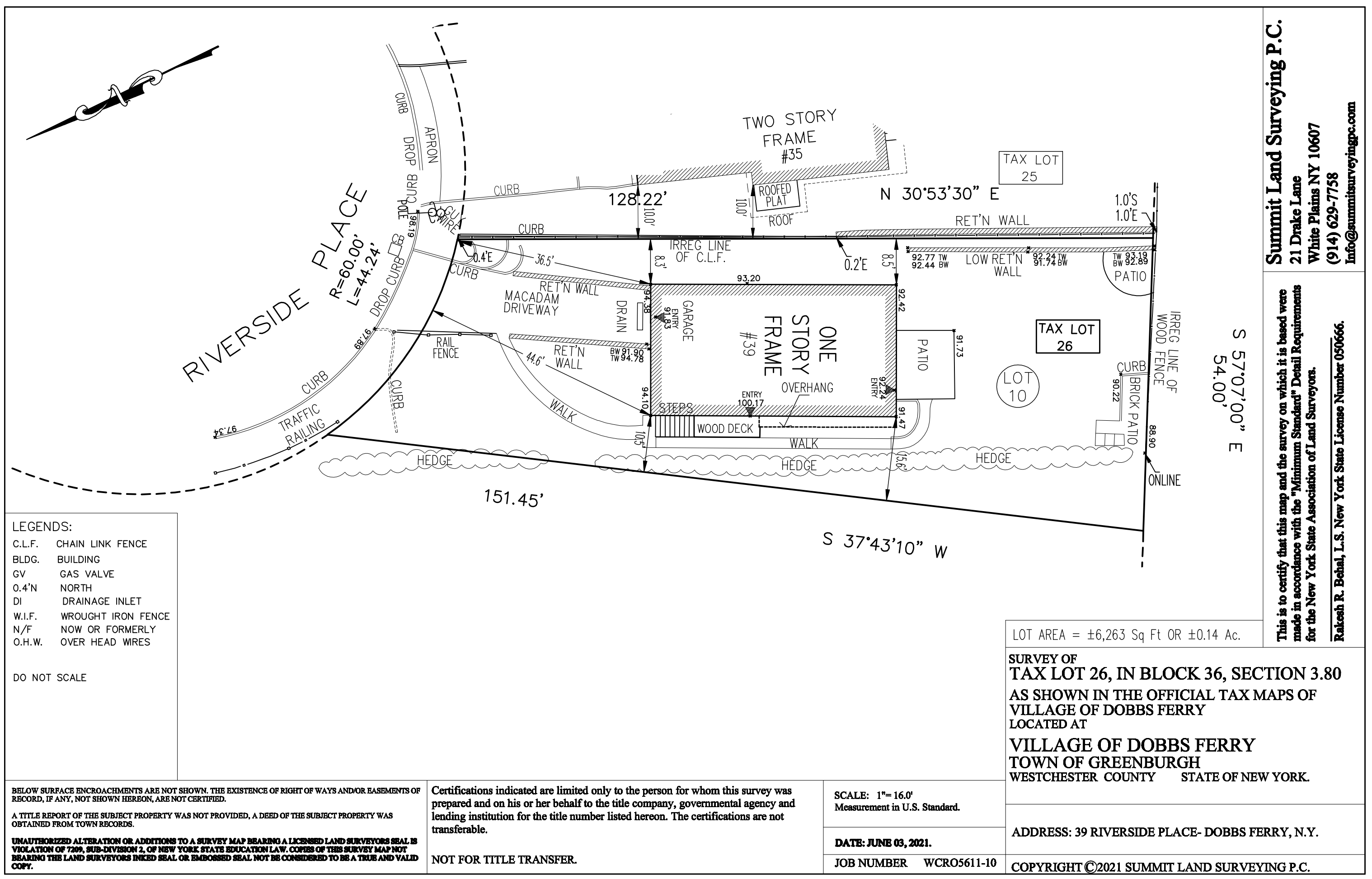
THE SHARP RESIDENCE  
39 RIVERSIDE PLACE,  
DOBBS FERRY, NY 10522

### TITLE PAGE

SEAL AND SIGNATURE:	DATE: 3/14/2022
	PROJECT No: SHARP 2022
	DRAWING BY: GS
	CHECK BY:
	DWG No: T-001.00
CADD No:	

BSCAN:





- LEGENDS:
- C.L.F. CHAIN LINK FENCE
  - BLDG. BUILDING
  - GV GAS VALVE
  - 0.4'N NORTH
  - DI DRAINAGE INLET
  - W.I.F. WROUGHT IRON FENCE
  - N/F NOW OR FORMERLY
  - O.H.W. OVER HEAD WIRES

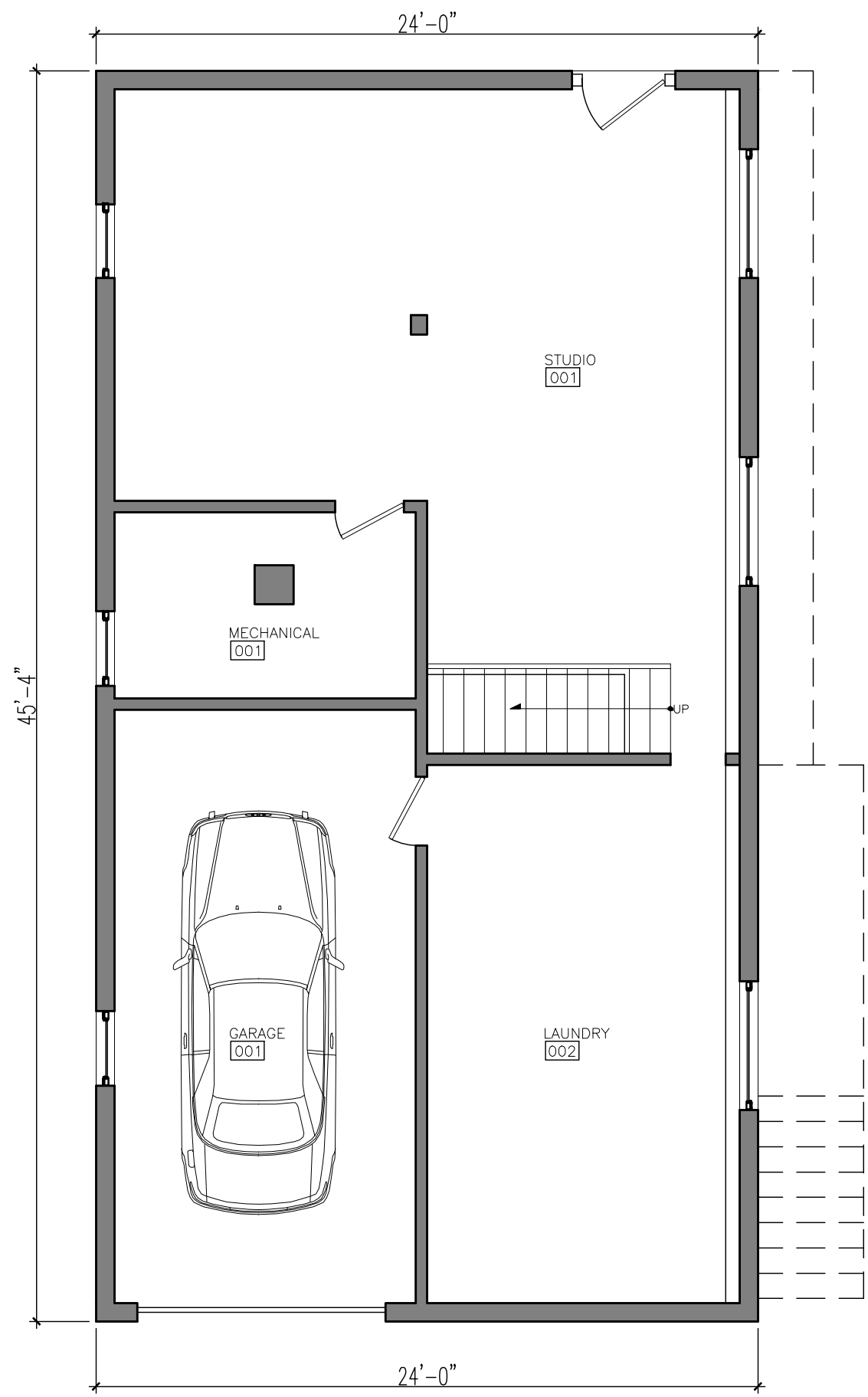
DO NOT SCALE

<p>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.</p> <p>A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS OBTAINED FROM TOWN RECORDS.</p> <p>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.</p>	<p>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.</p> <p>NOT FOR TITLE TRANSFER.</p>	<p>SCALE: 1"= 16.0' Measurement in U.S. Standard.</p>		<p>WESTCHESTER COUNTY STATE OF NEW YORK.</p>	
		<p>DATE: JUNE 03, 2021.</p>		<p>ADDRESS: 39 RIVERSIDE PLACE- DOBBS FERRY, N.Y.</p>	
		<p>JOB NUMBER WCRO5611-10</p>		<p>COPYRIGHT ©2021 SUMMIT LAND SURVEYING P.C.</p>	

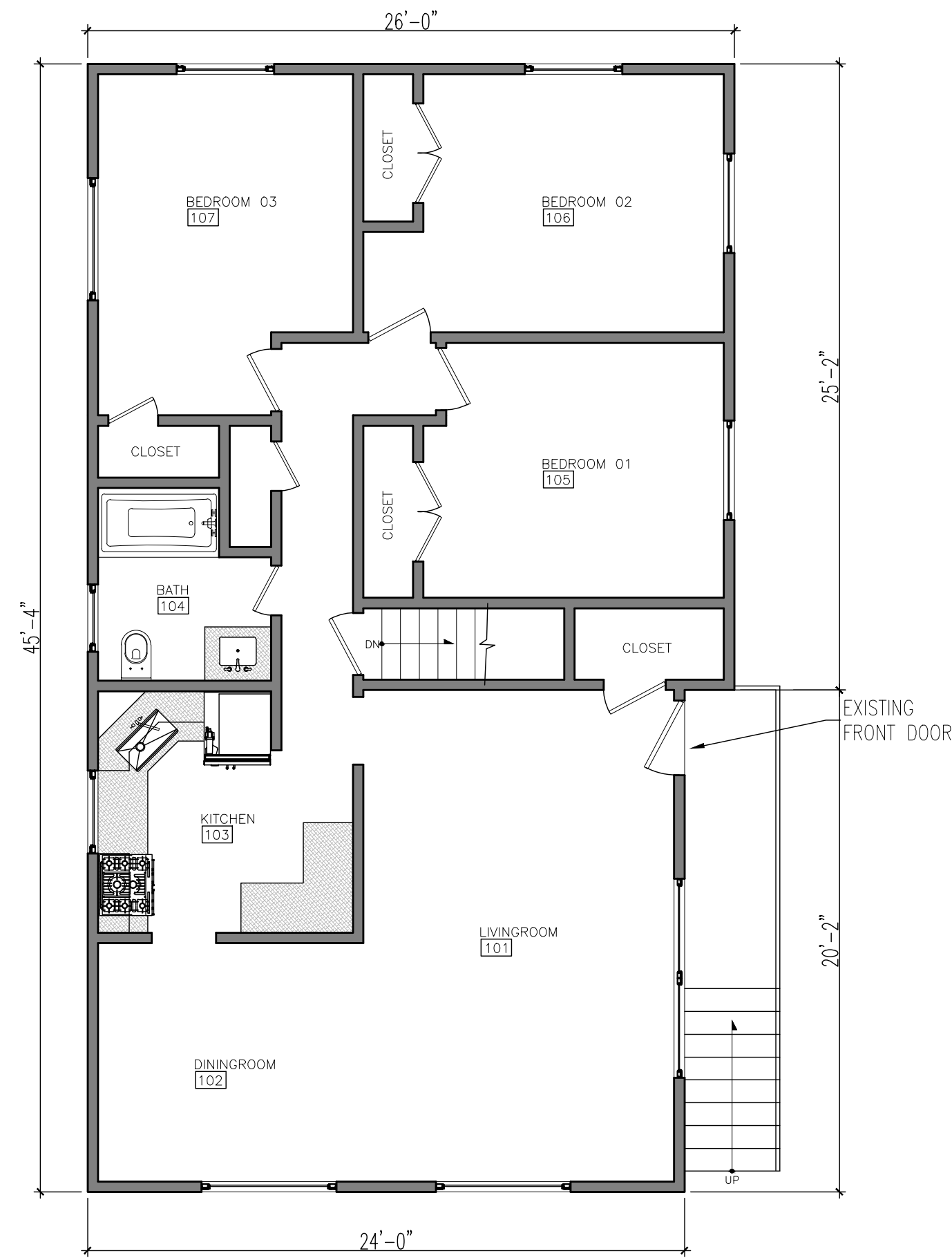
This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

**Summit Land Surveying P.C.**  
21 Drake Lane  
White Plains NY 10607  
(914) 629-7758  
Info@summitsurveyingpc.com

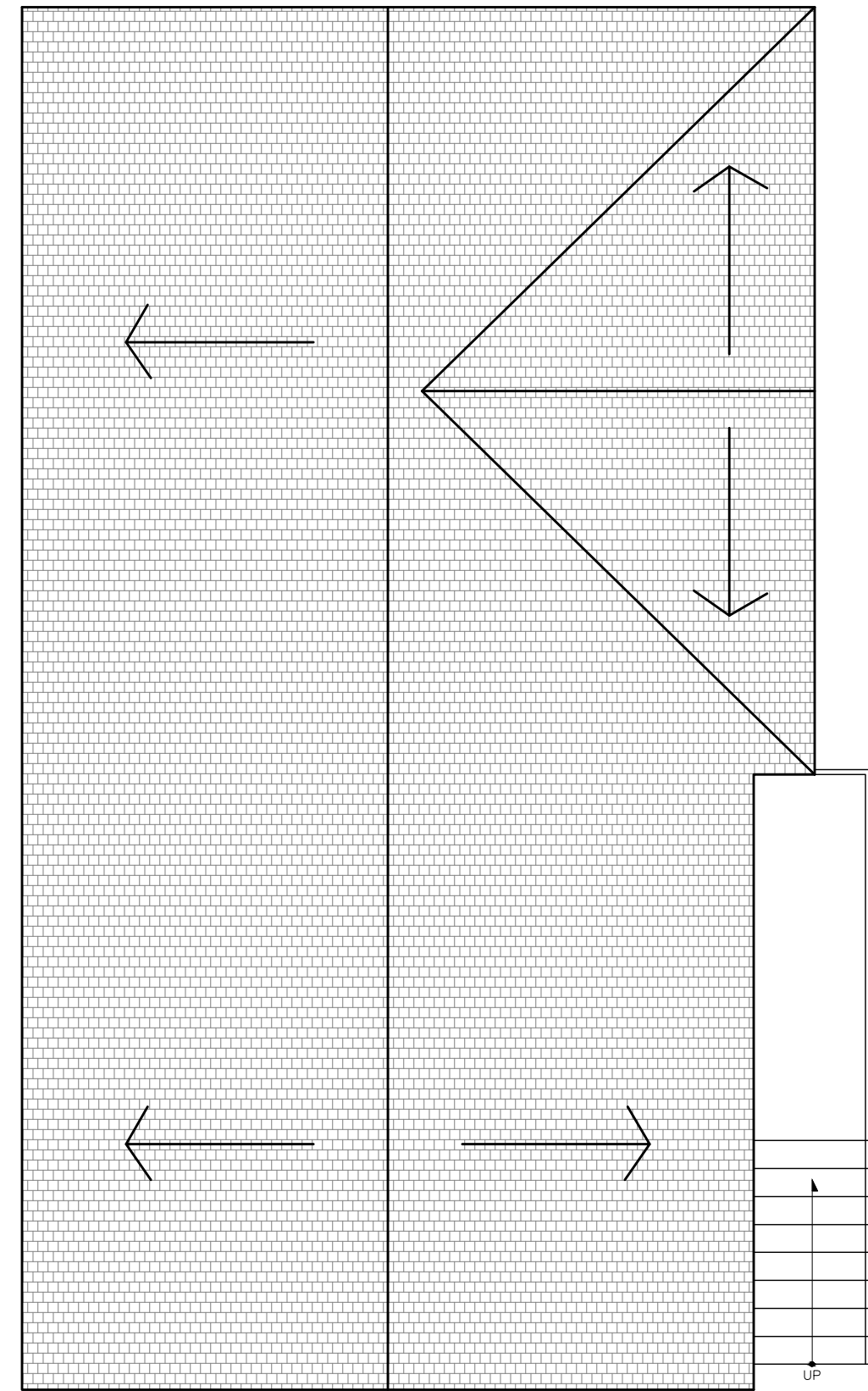
**Rakesh R. Behal, L.S.** New York State License Number 050666.



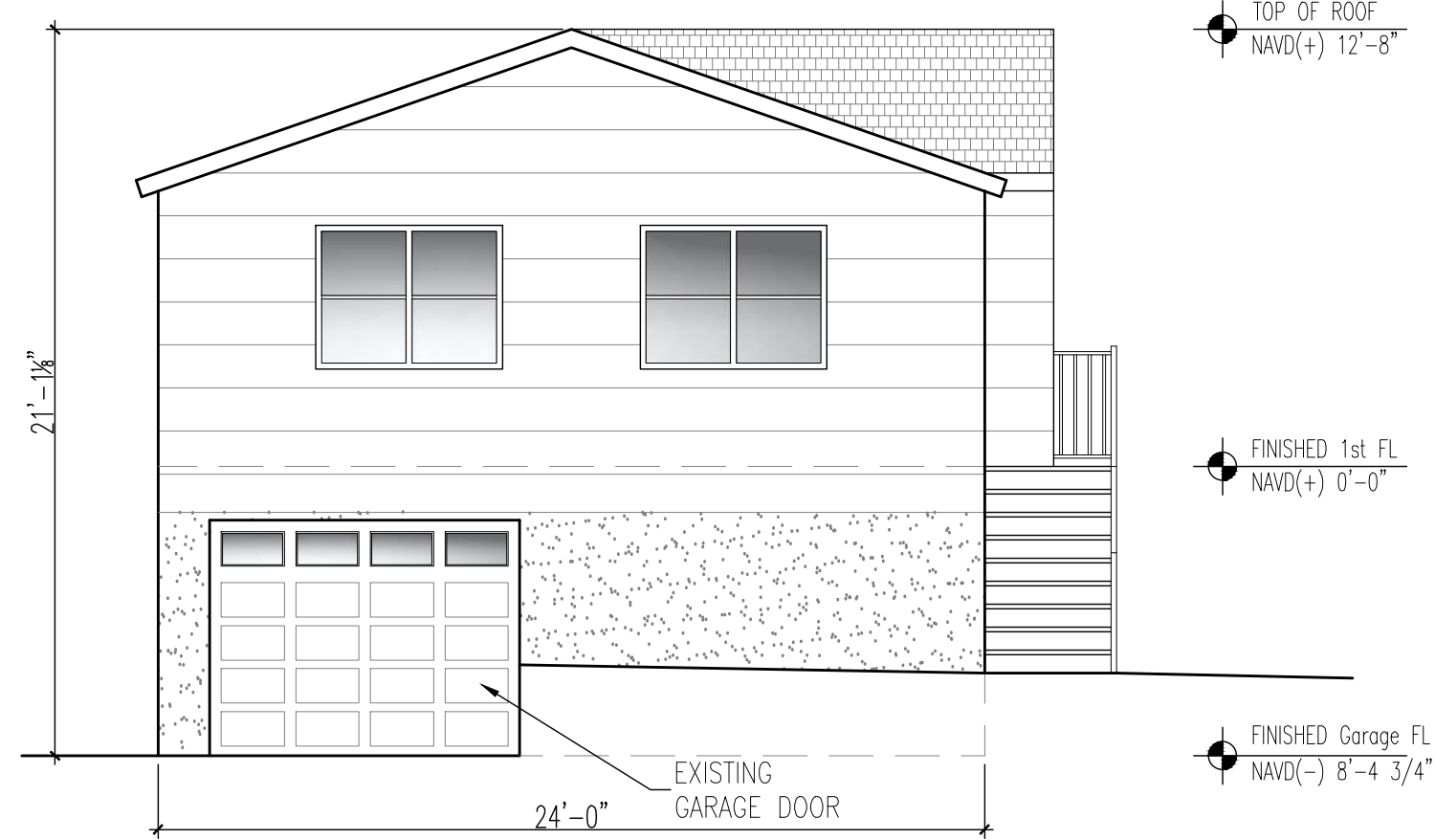
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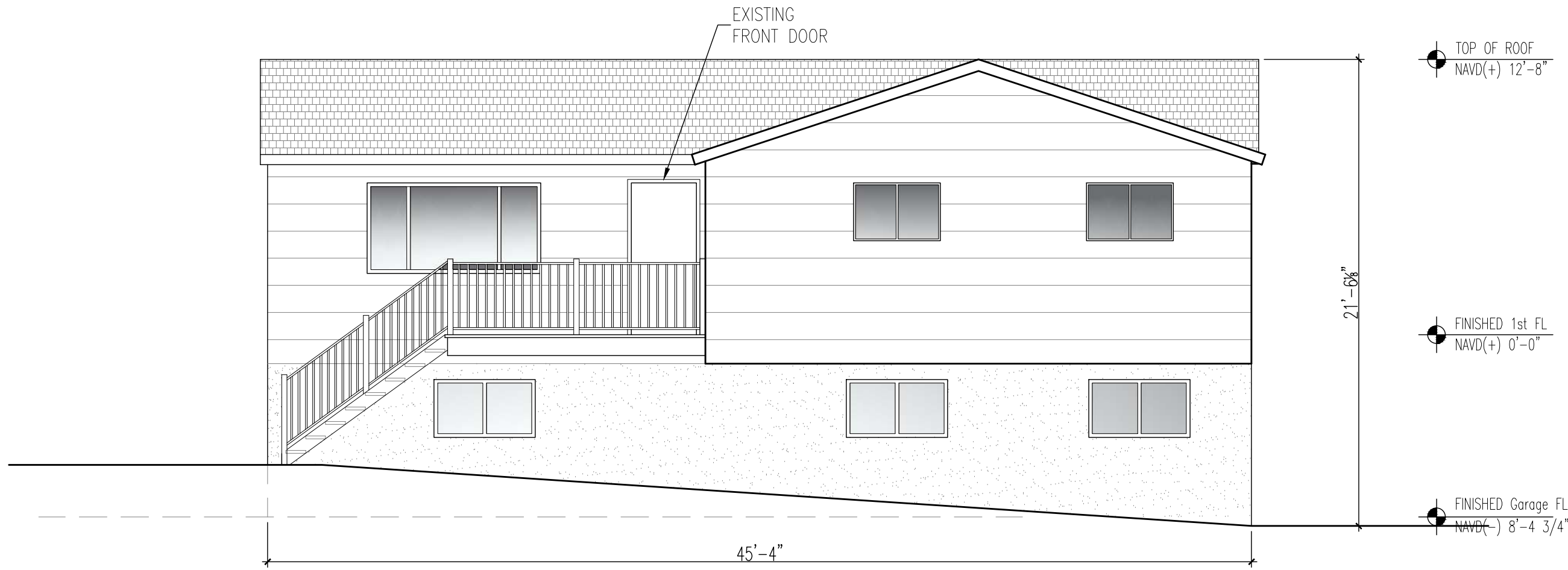
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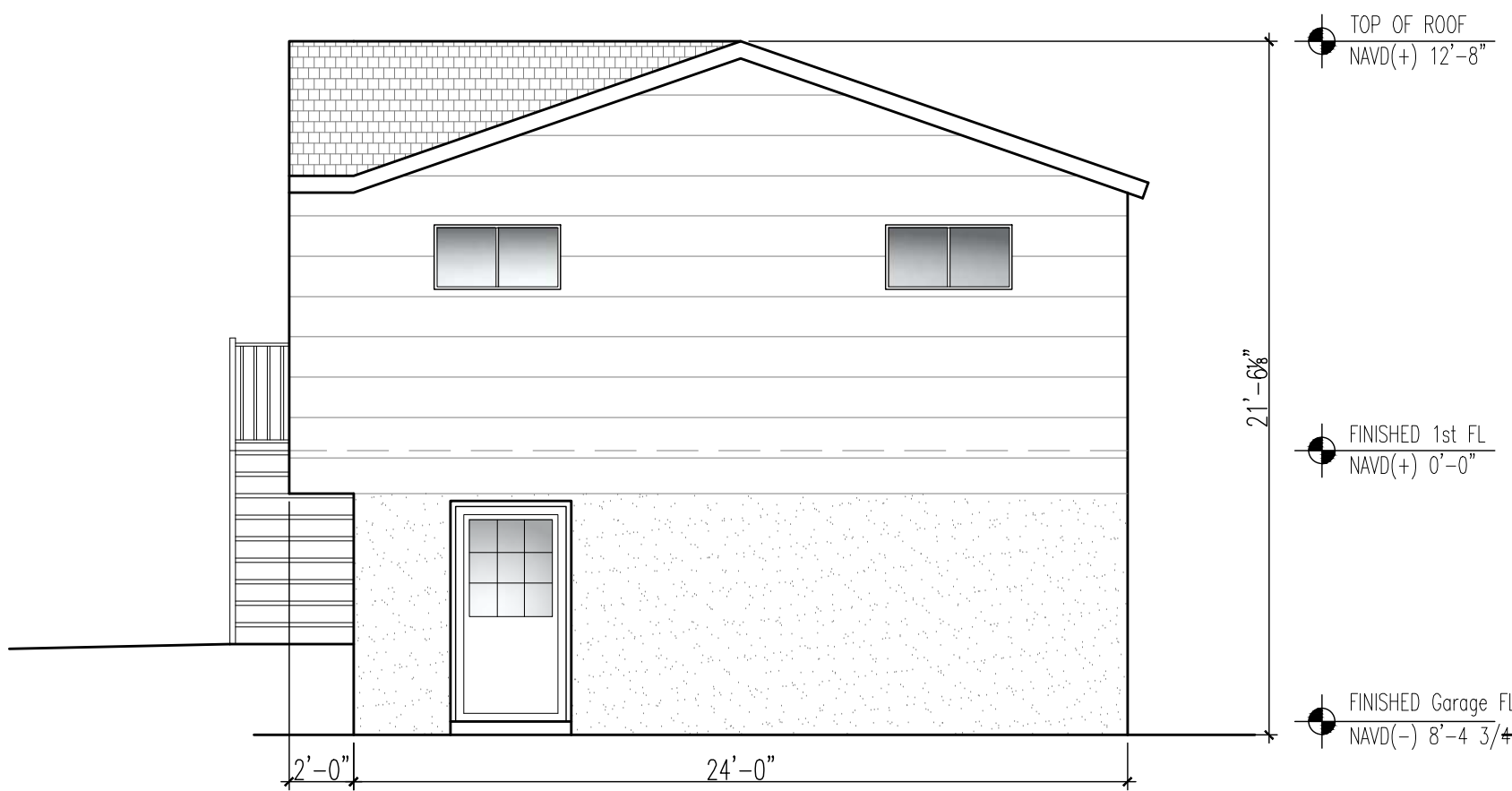
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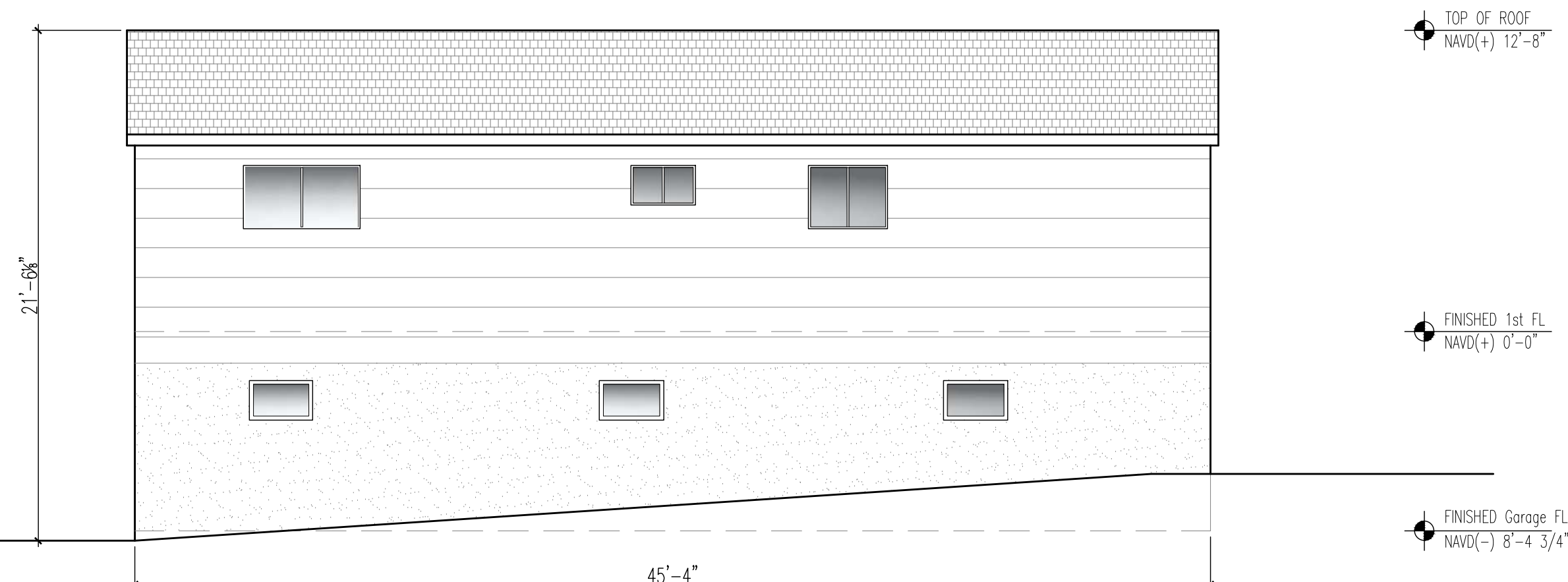
4 Existing Front Elevation  
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5 Existing Side Elevation  
Scale: 1/8"=1'-0"



6 Existing Rear Elevation  
Scale: 1/8"=1'-0"



7 Existing Side Elevation  
Scale: 1/8"=1'-0"



8 Front View



9 Side View



10 Front View



11 Side View

Project Architect:  
**GS**A  
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D.O.B CONSULTANT

LANDSCAPE ARCHITECT

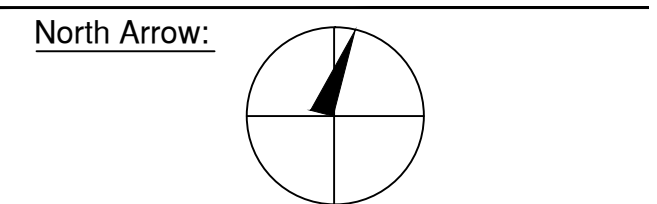
ARBORIST

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



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## DRAWING INFORMATION

ISSUED FOR PRE-FILE  
ISSUED FOR PRE-FILE  
ISSUED FOR PERMIT

12-10-2021

D.O.B. No. -

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

The Sharp Residence

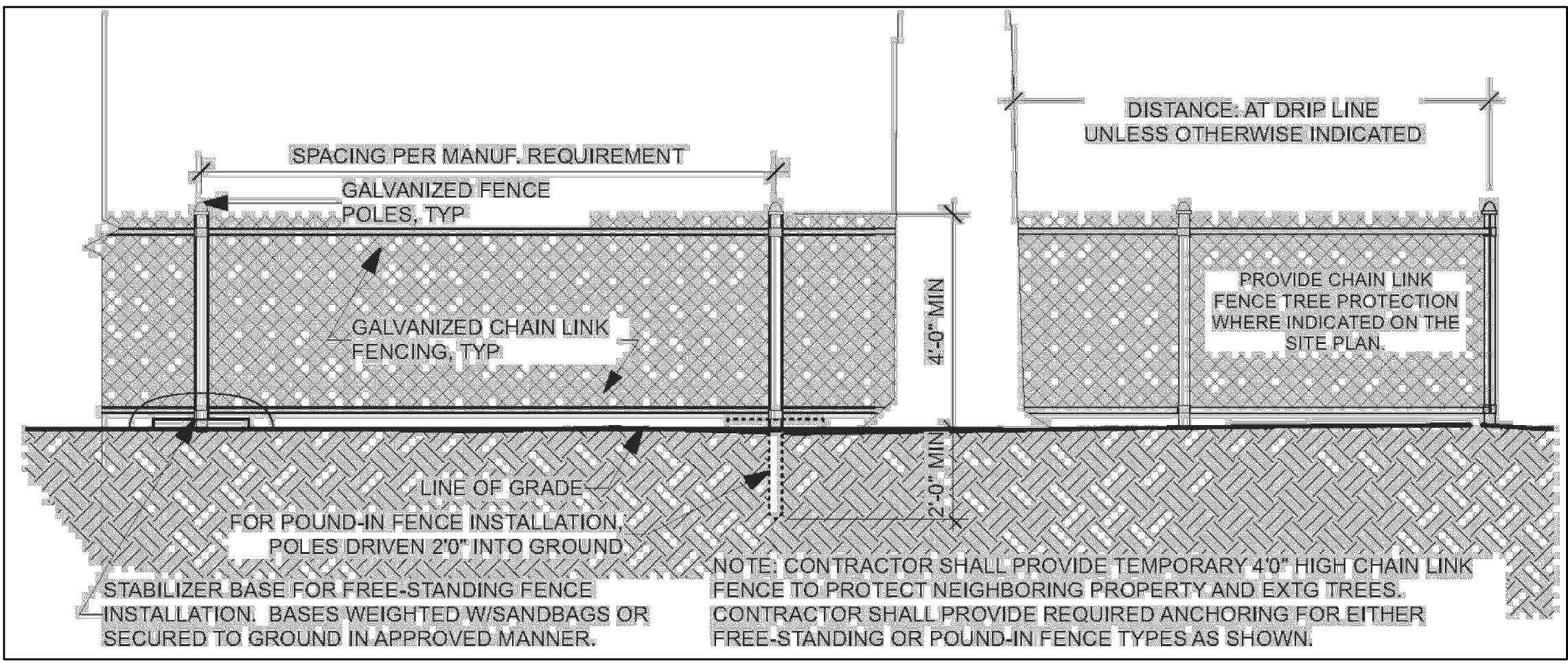
PROJECT:  
**THE SHARP RESIDENCE**  
39 RIVERSIDE PLACE,  
DOBBS FERRY, NY 10522

## EXISTING CONDITIONS

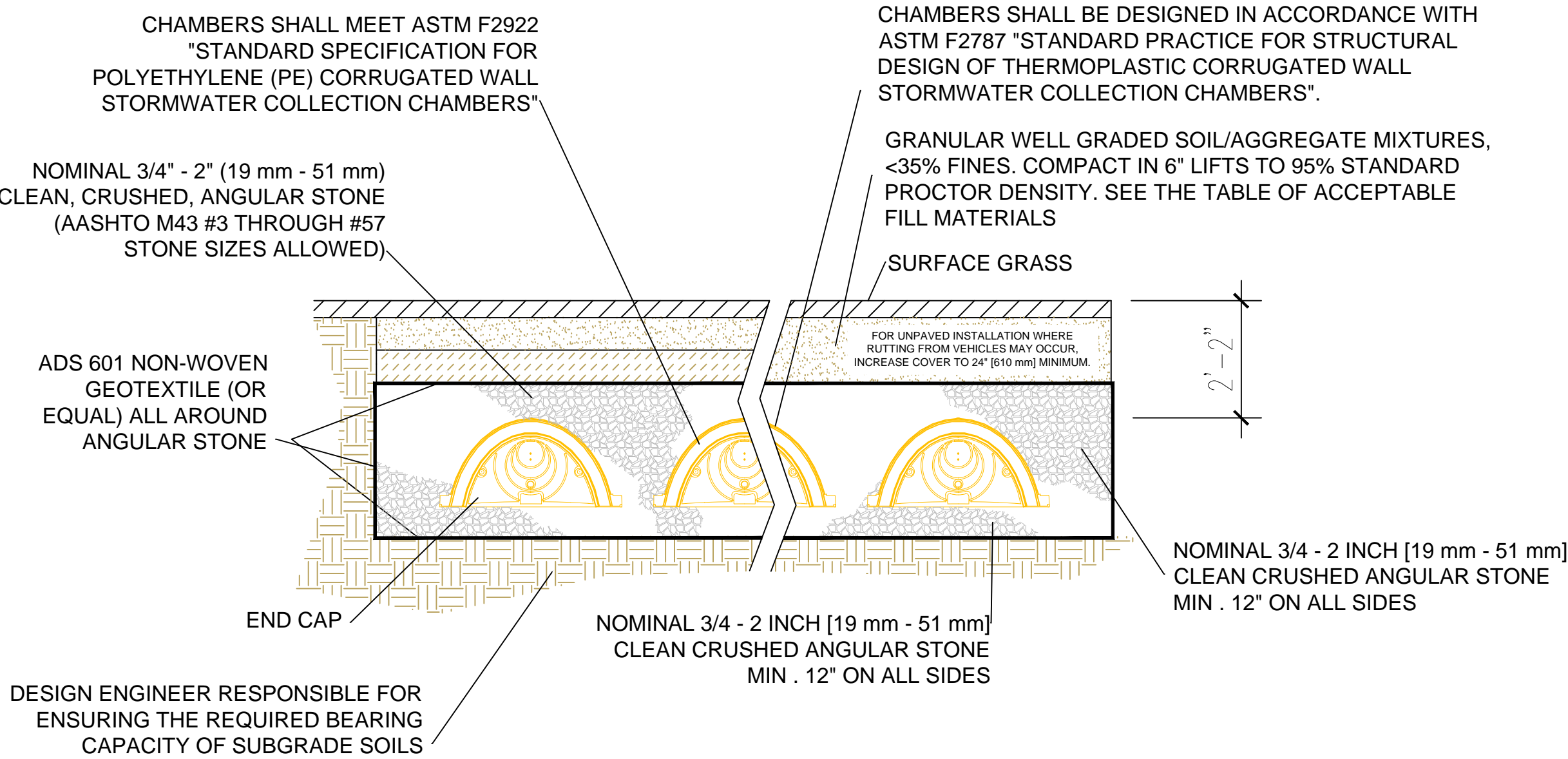
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	DWG No:	T-002.00
	CADD No:	

BSCAN:



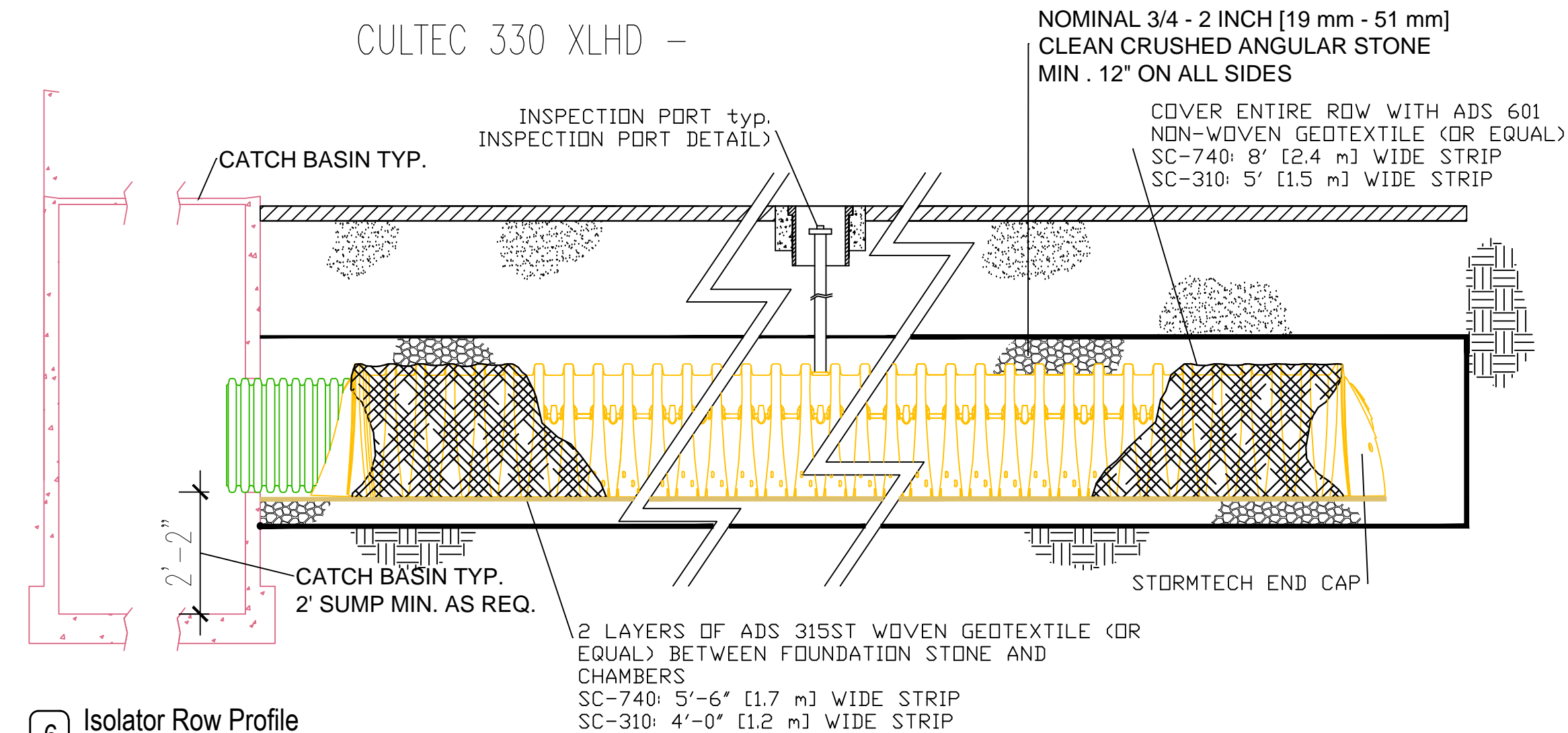


1 Tree Fence Protection  
Scale: NTS

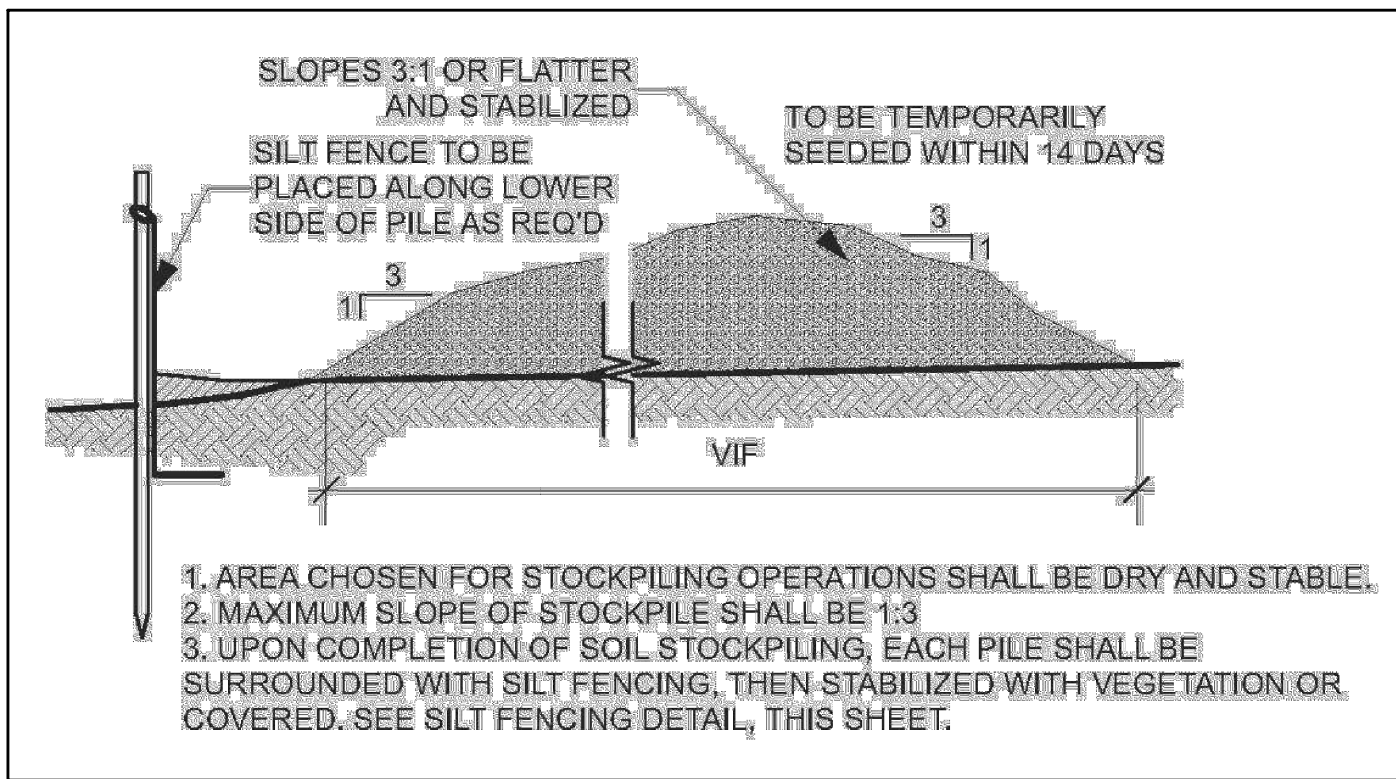


THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LFRD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

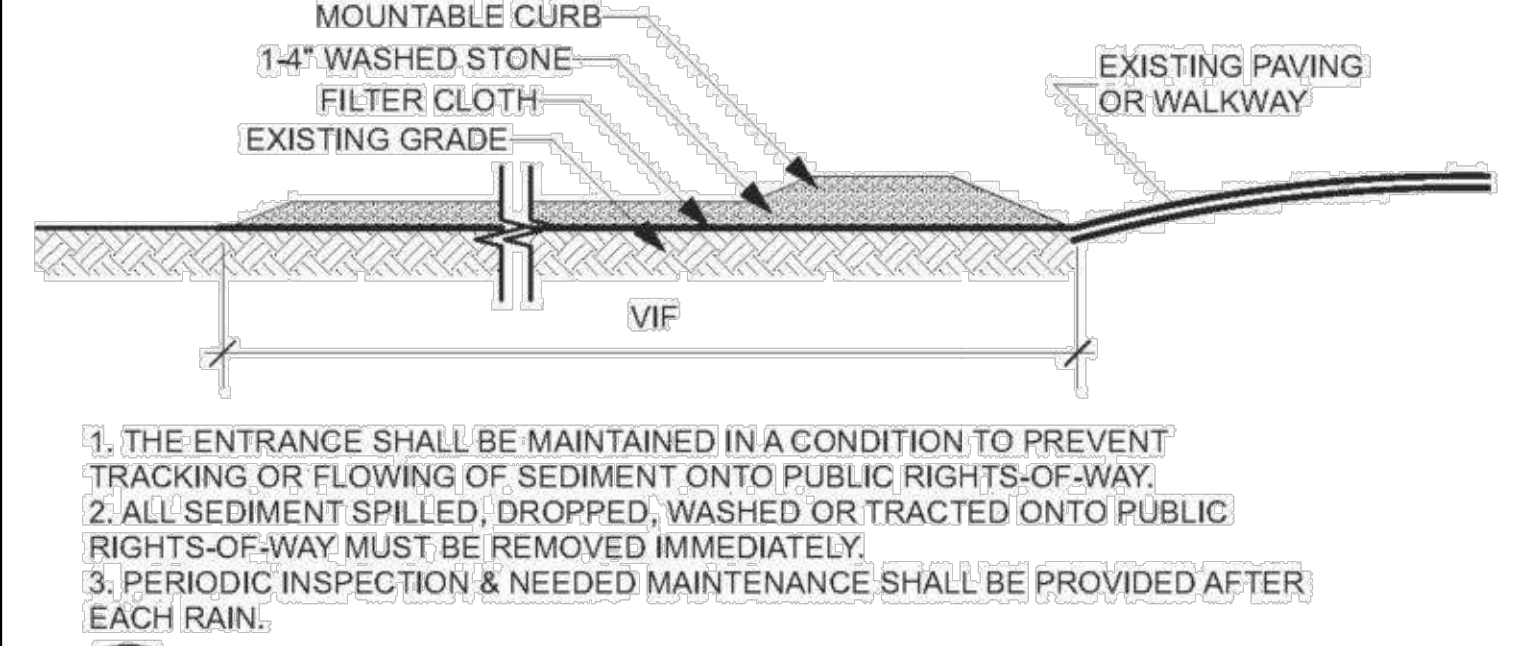
4 Typical Cross Section  
Scale: NTS



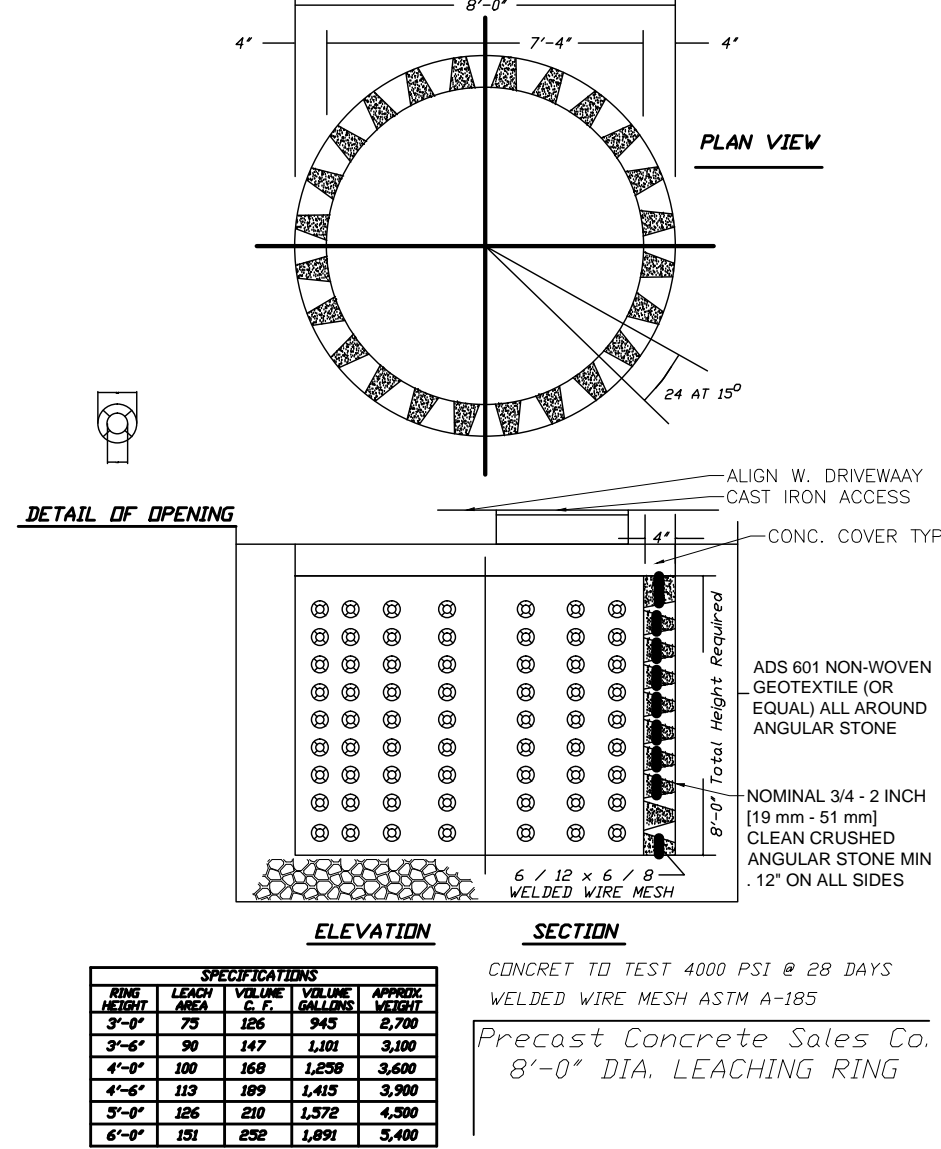
6 Isolator Row Profile  
Scale: NTS



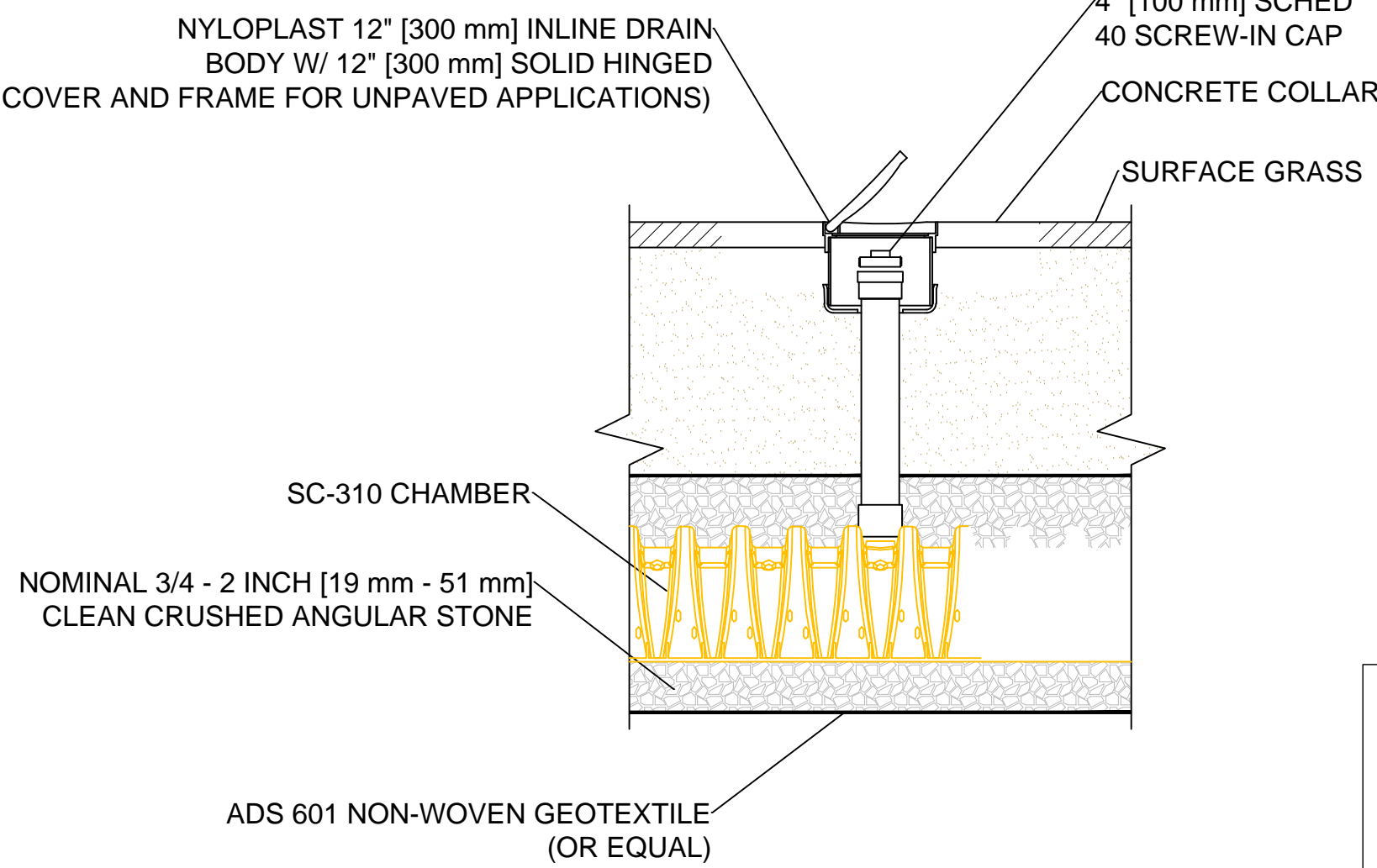
2 Soil Stockpiling  
Scale: NTS



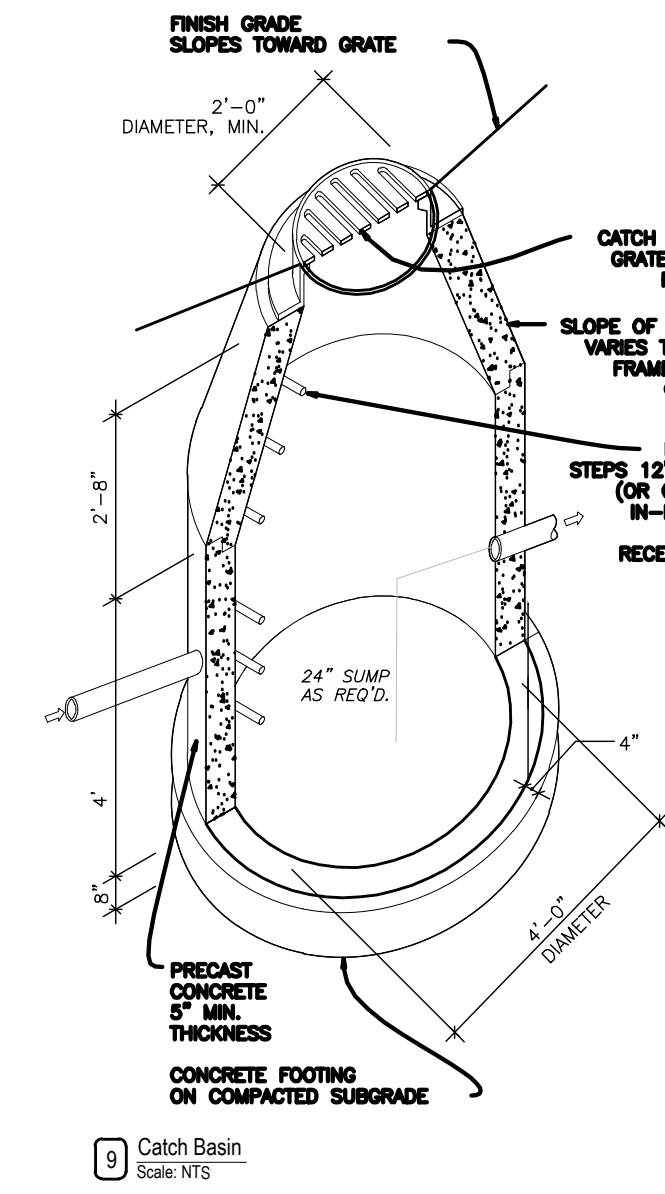
3 Stabilized Construction Entrance  
Scale: NTS



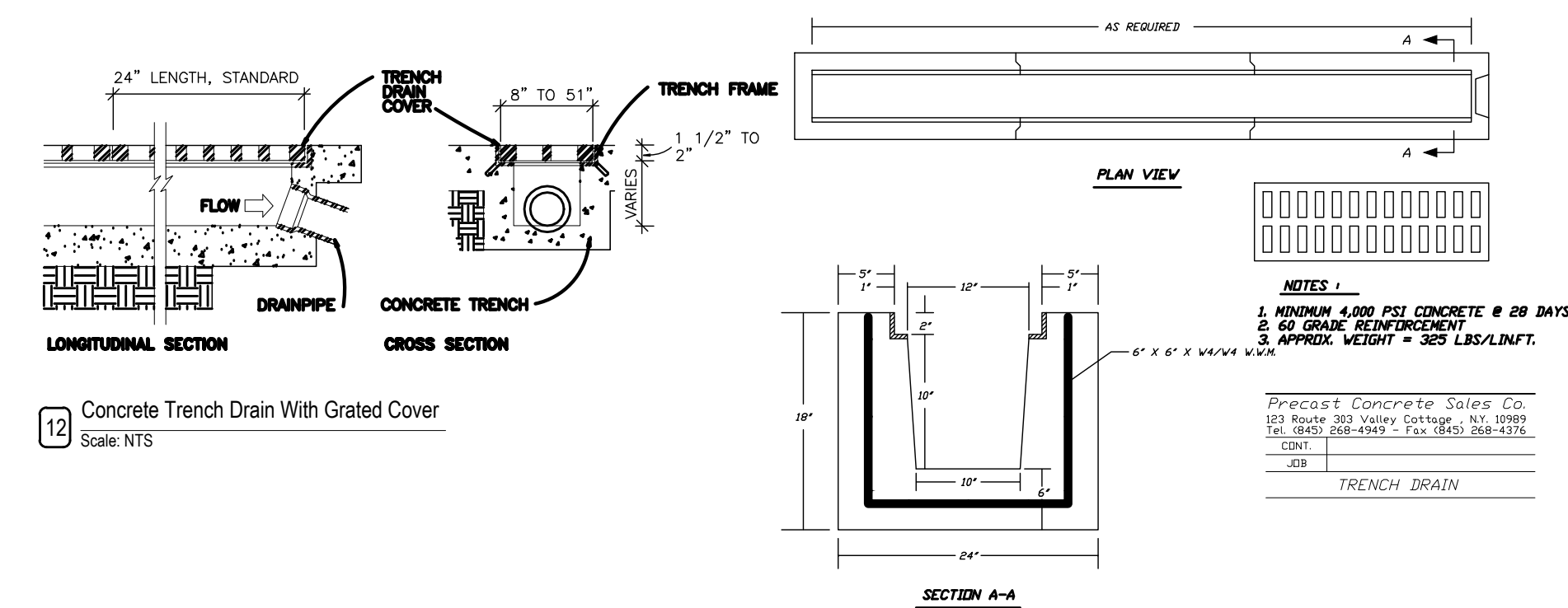
5 LEACHING RING  
Scale: NTS



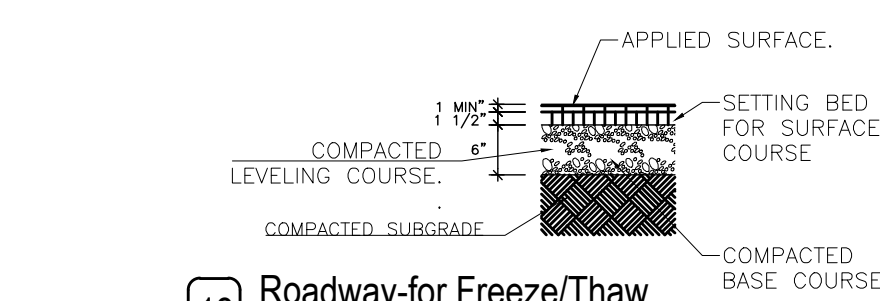
7 Inspection Cross Point  
Scale: NTS



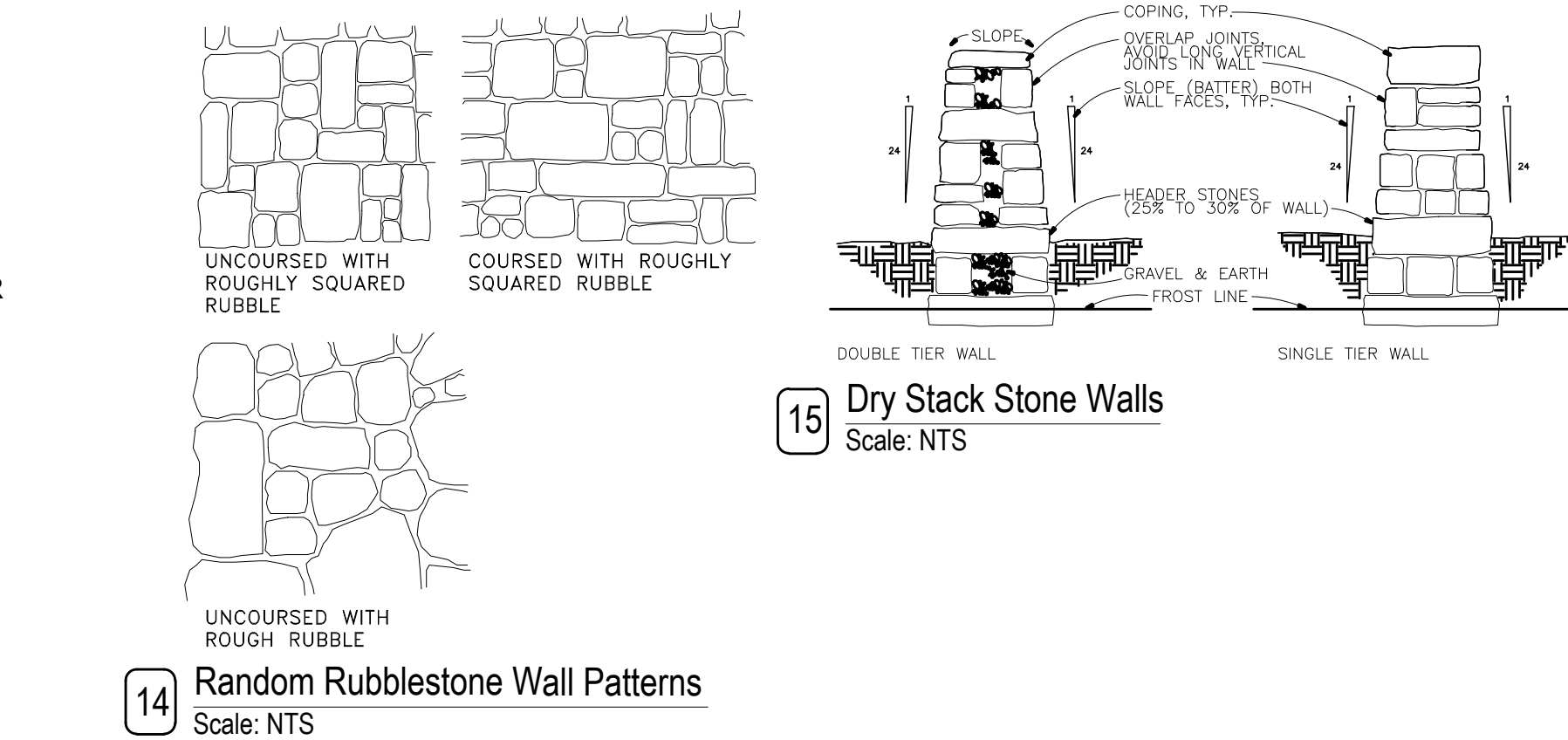
9 Catch Basin  
Scale: NTS



12 Concrete Trench Drain With Grated Cover  
Scale: NTS



13 Roadway for Freeze/Thaw  
Scale: NTS



15 Dry Stack Stone Walls  
Scale: NTS

Notes:  
ALL DRAINAGE SYSTEM AND SITE WORK TO BE SHOWN ON CIVIL DRAWINGS BY HUDSON ENGINEERING AND WILL BE SUBMITTED IN A SEPARATE DOCUMENT.

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Project Architect:  
**GS**  
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DOBBS FERRY  
DIRECT 917 597 1982  
INFO@CASEDEVELOPMENT.COM  
OWNER'S REP / PROJECT MANAGER

## CASE DEVELOPMENT

Case Development Inc  
145 PALISADE STREET, SUITE 211  
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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  
Revision  
Coordination Tag  
Door Number  
Wall Type  
0.0' Elevation Target

North Arrow:  
North Arrow

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## DRAWING INFORMATION

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ISSUED FOR PERMIT  
12-10-2021

D.O.B. No. -

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

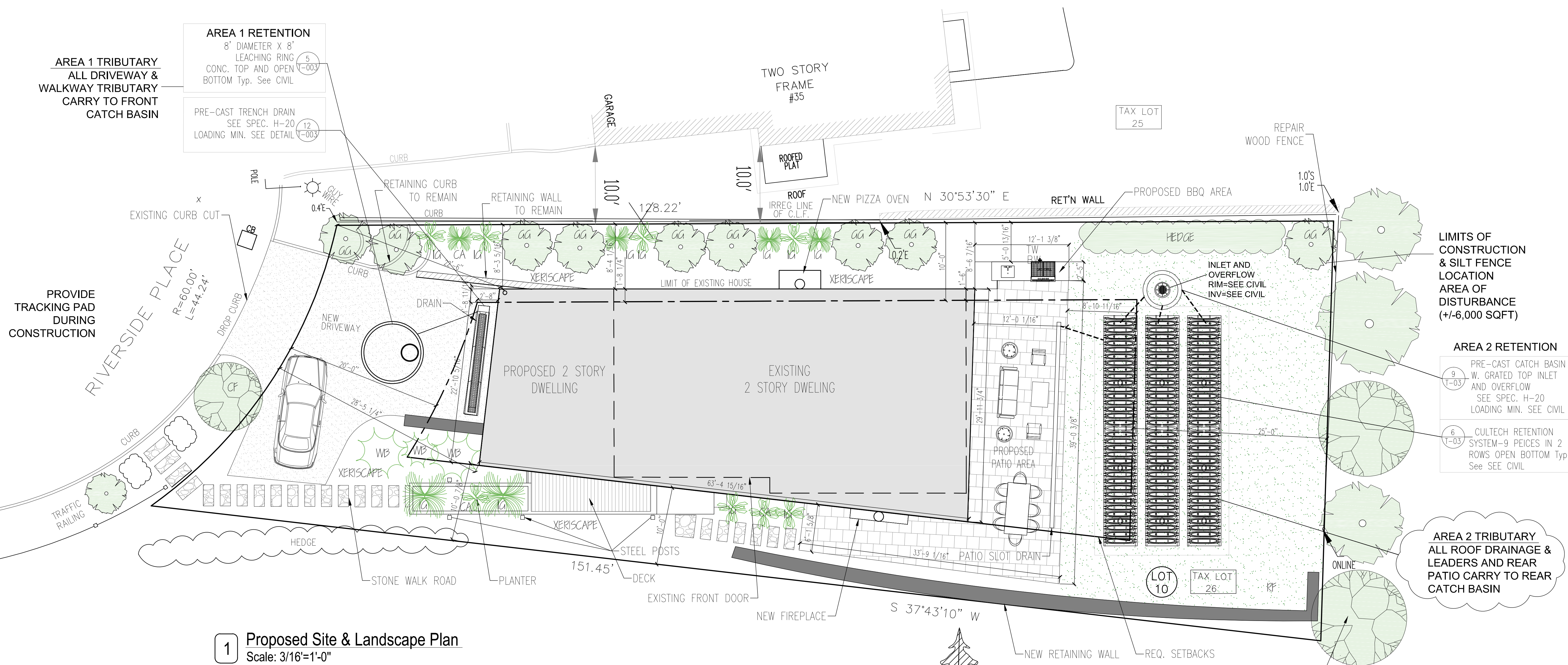
The Sharp Residence

PROJECT:  
THE SHARP RESIDENCE  
39 RIVERSIDE PLACE,  
DOBBS FERRY, NY 10522

## DETAILED SHEET FOR

SEAL AND SIGNATURE:  
REGISTERED ARCHITECT  
STATE OF NEW YORK  
DATE: 1/14/2022  
PROJECT No: SHARP 2022  
DRAWING BY: GS  
DWG No: T-003.00  
CADD No:

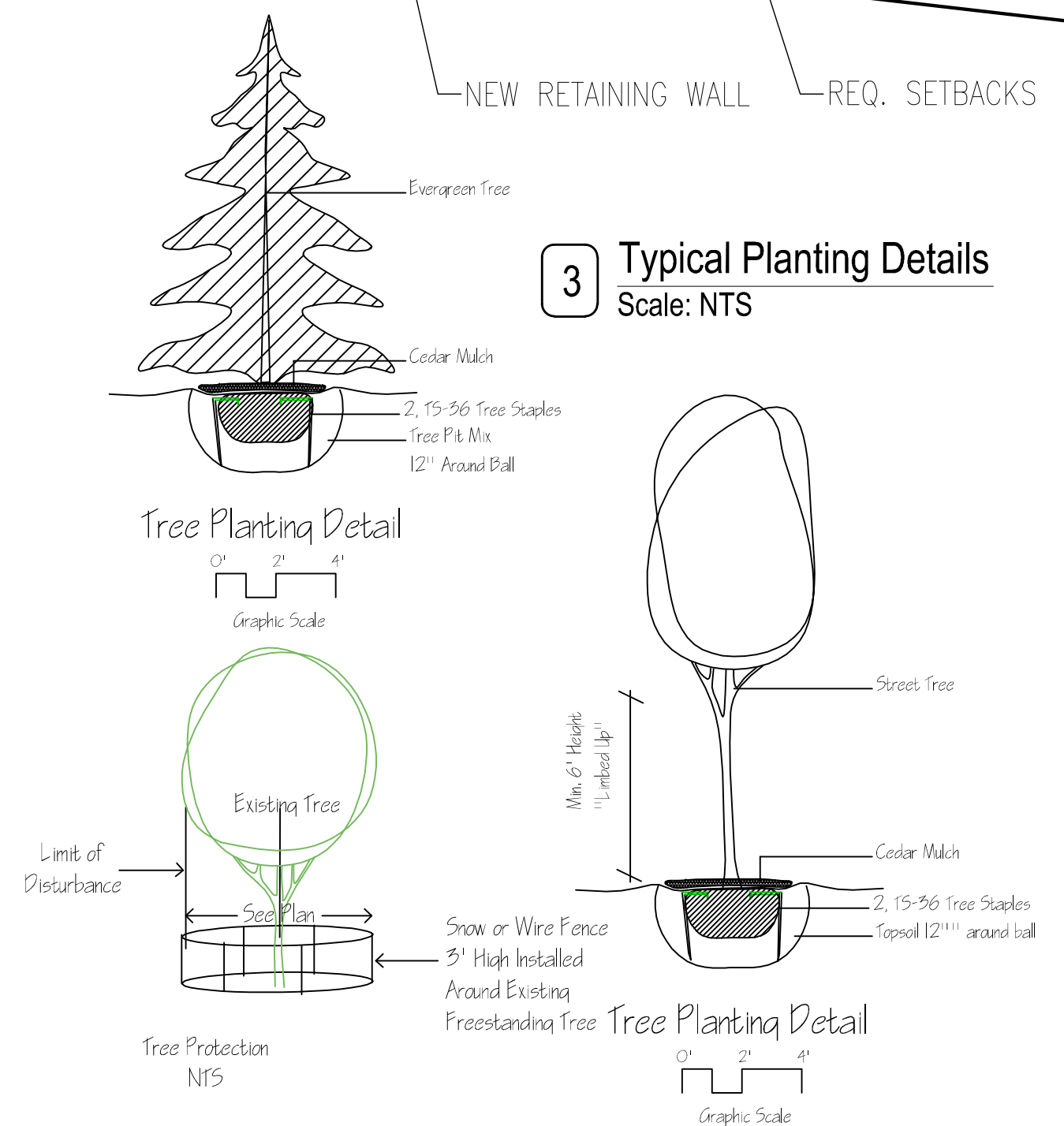




1 Proposed Site & Landscape Plan  
Scale: 3/16"=1'-0"

ZONING TABLE				
PROPERTY LOCATION: 39 RIVERSIDE PLACE, DOBBS FERRY N.Y. BLOCK:36 LOT:26 TAX ID: 3.80-36-26				
OWNER: THE SHARP RESIDENCE				
ZONING DISTRICT : MDR-1				
REQUIREMENT	UNITS	REQUIRED / ALLOWED	EXISTING	PROPOSED
MINIMUM NET LOT AREA	S.F.	5,000	6,263 SF.	6,263 SF.
MINIMUM LOT WIDTH	FT.	50	44.24	44.24
MINIMUM LOT DEPTH	FT.	100	151.45	151.45
MAXIMUM LOT COVERAGE BY BUILDING	%	27	18.17 (1,138 SQ.FT.)	26.42 (1,655SQ.FT.)
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	54	35.75 (1,138 SQ.FT.)	50.9 (3,189 SQ.FT.)
MINIMUM YARDS				
FRONT YARD SETBACK	FT.	20	36.5	26.4
SIDE YARD SETBACK (EACH)	FT.	10	10 - 8.5	10 - 8.5
SIDE YARD SETBACK (BOTH)	FT.	20	18.5	18.5
REAR YARD SETBACK	FT.	25	46.4	41.6
STORIES	#	2 1/2	2	2
MAXIMUM HEIGHT	FT.	35	22	25.5
FAR	S.F.		1,869	2,785
OFF STREET PARKING	#	2	2	2

PLANT LIST				
PROPERTY LOCATION: 39 RIVERSIDE PLACE, DOBBS FERRY N.Y. BLOCK:36 LOT:26				
ABB.	BOTANICAL NAME	COMMON NAME	SIZE	QUAN.
TREES				
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	7-8' HT.	1
ARBOREVITAE				
GG	THUJA	GREEN GIANT ARBOVITAE	12-14' HT.	9
HEDGE				
		WESTERN RED CEDAR HEDGE	3-4' HT.	27'
SHRUBS				
WB	BUXUS MICROPHYLLA	WINTERGREEN BOXWOOD	2-4' HT.	3
CA	CLETHRA AL NIFOLIA	SWEET PEPPERBUSH	4-5' HT.	3
IG	ILEX GLABRA	INKBERRY	3-3.5' HT.	11
GRASS				
RF	FESTUCA RUBRA	RED FESCUE	2-2.5' HT.	1,515 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 ROOTS. 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.				



3 Typical Planting Details  
Scale: NTS

Notes:  
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OWNER'S REP / PROJECT MANAGER

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www.casedevelopment.com  
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

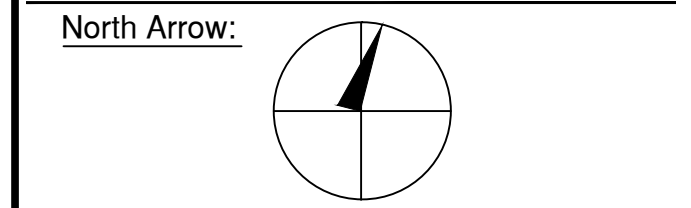
STRUCTURAL ENGINEER

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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D.O.B. No. -

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

The Sharp Residence

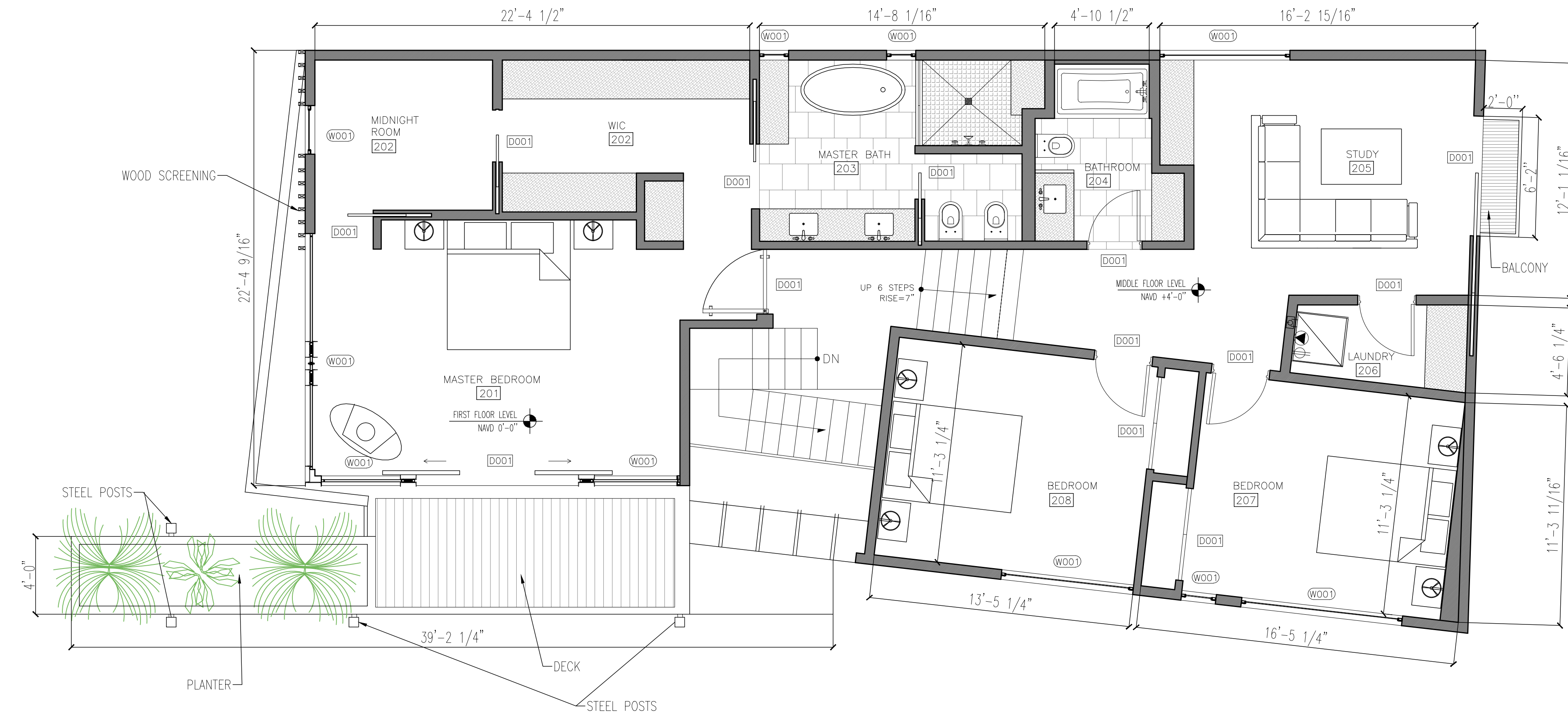
PROJECT:  
**THE SHARP RESIDENCE**  
39 RIVERSIDE PLACE,  
DOBBS FERRY, NY 10522

PROPOSED SITE & LANDSCAPE PLAN

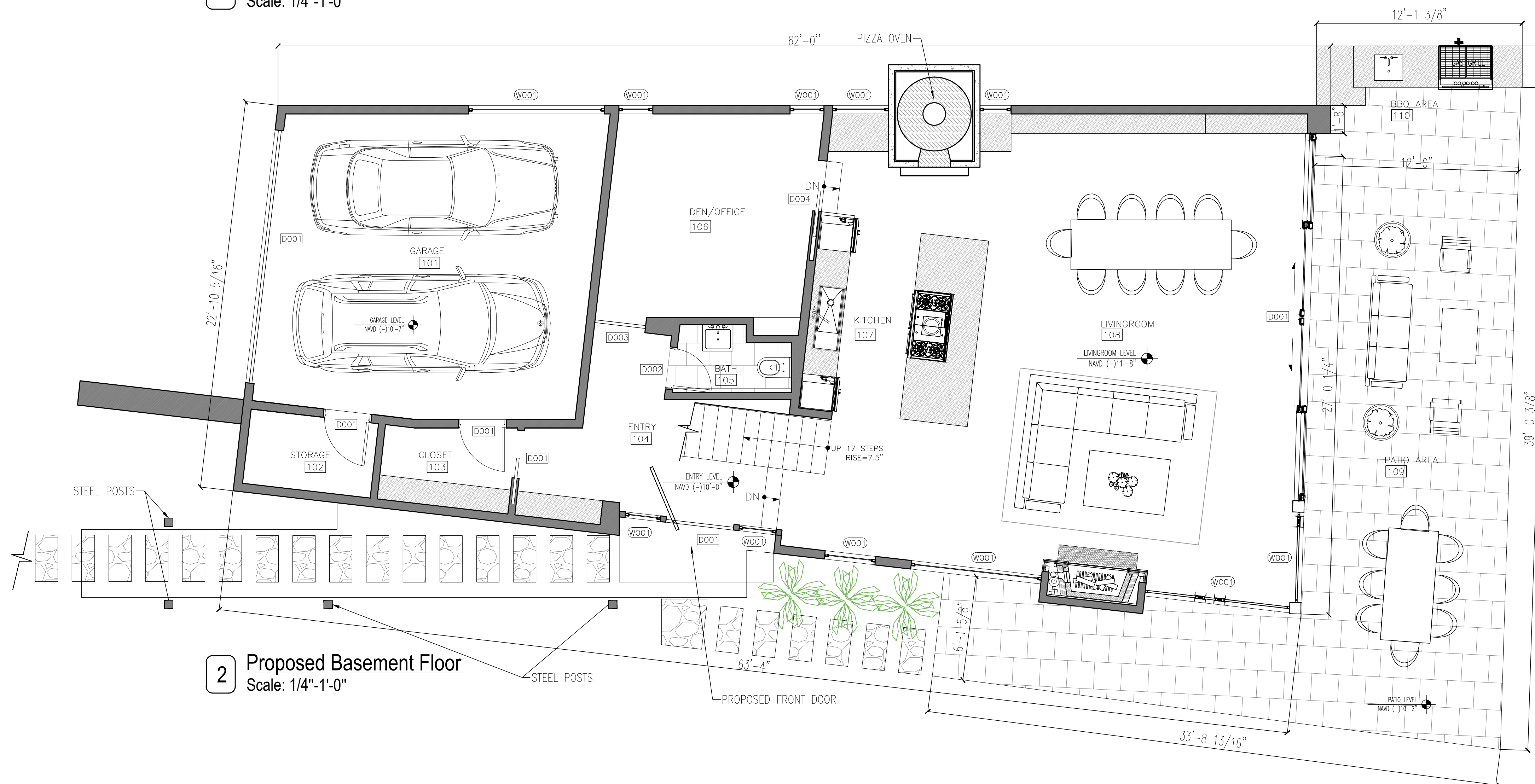
DATE: 3/14/2022  
PROJECT No: SHARP 2022  
DRAWING BY: GS  
DWG No:  
CADD No:  
**A-001.00**

SEAL AND SIGNATURE:  
REGISTERED ARCHITECT  
HUDSON COUNTY, NEW JERSEY





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



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

Project Architect:

**GS**A  
GREGORY SHARP ARCHITECT, PC  
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DIRECT 917 597 1982  
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OWNER'S REP / PROJECT MANAGER

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D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

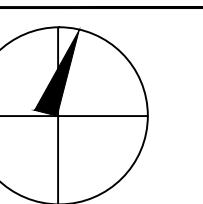
PROJECT ENGINEER

NOTES

SYMBOL LEGEND

See Detail (1/8) Elevation (1/8) Section Cut (1/8) Window Number (1/8) Interior Elevation (1/8) Coordination Tag (1/8) Door Number (1/8) Wall Type (1/8) Elevation Target (1/8) Revision (1/8)

North Arrow:



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The Sharp Residence

PROJECT:

THE SHARP RESIDENCE  
39 RIVERSIDE PLACE,  
DOBBS FERRY, NY 10522

PROPOSED FLOOR PLANS

SEAL AND SIGNATURE:



DATE:

3/14/2022

PROJECT No: SHARP 2022

DRAWING BY: GS

CHK BY:

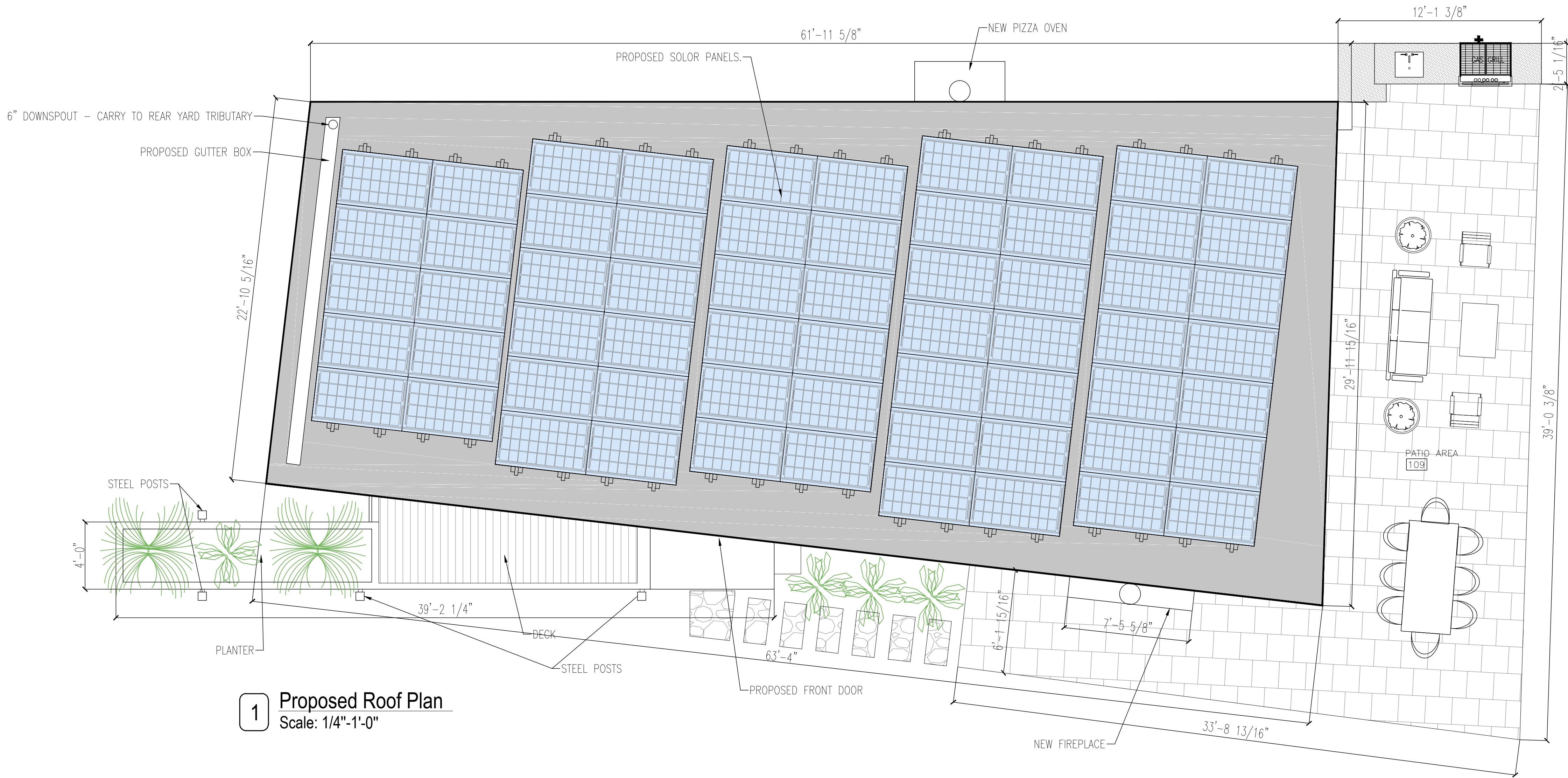
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A-002.00

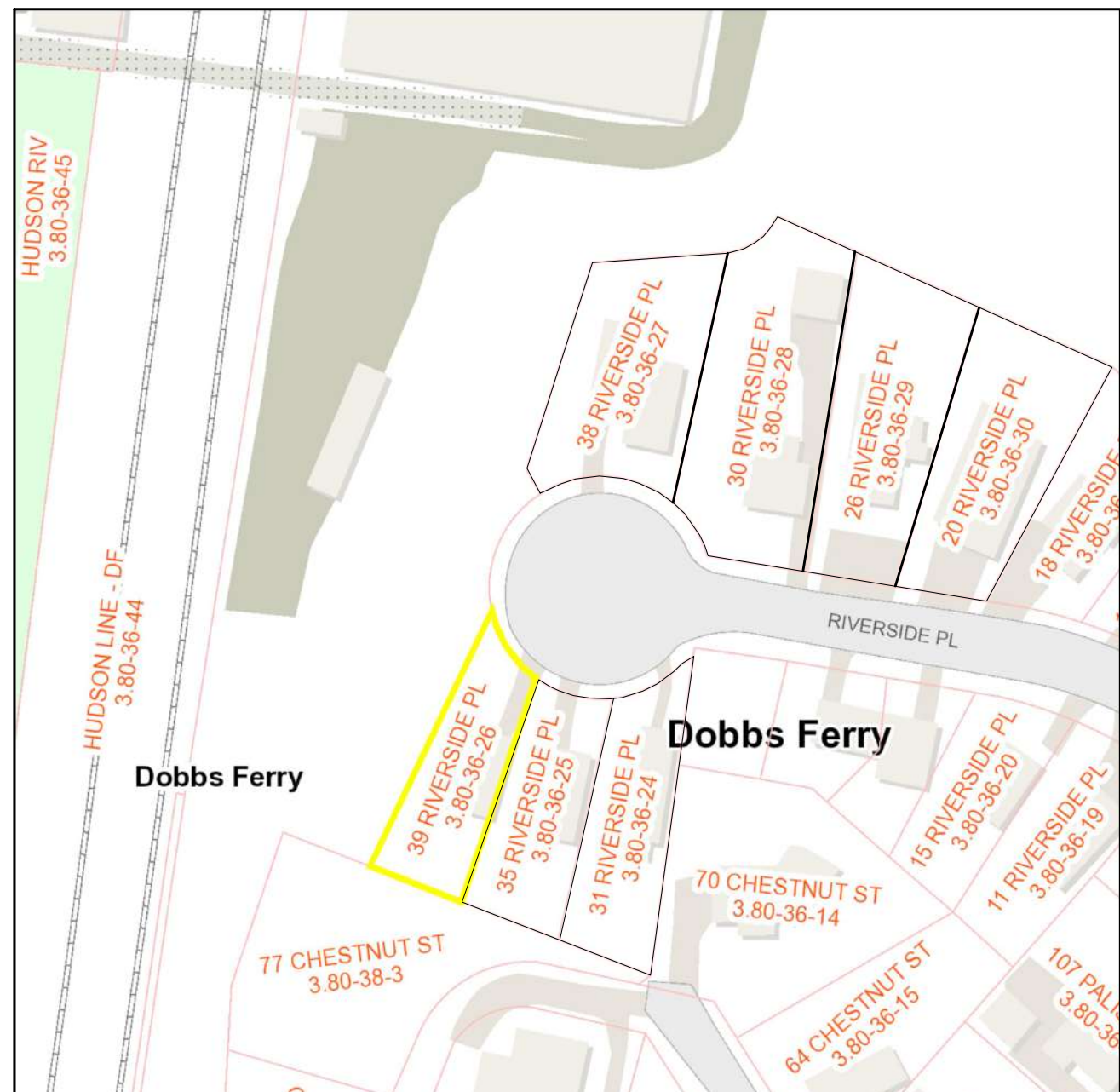
CADD No:

BSCAN:





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



1 Aerial Tax Map



1 35 Riverside Pl



1 31 Riverside Pl



1 38 Riverside Pl



1 30 Riverside Pl



1 26 & 20 Riverside Pl



1 View from Riverside Pl

Project Architect:

**GS**  
A  
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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

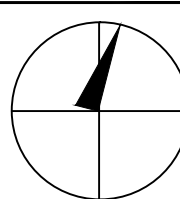
PROJECT ENGINEER

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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12-10-2021

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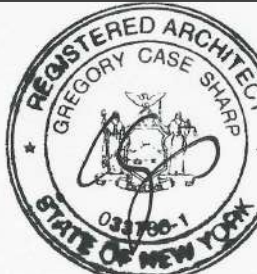
The Sharp Residence

PROJECT:

THE SHARP RESIDENCE  
39 RIVERSIDE PLACE,  
DOBBS FERRY, NY 10522

PROPOSED ROOF PLAN  
& NEIGHBORS VIEWS

SEAL AND SIGNATURE:



DATE: 3/14/2022

PROJECT No: SHARP 2022

DRAWING BY: GS

CHECK BY:

DWG No:

A-003.00

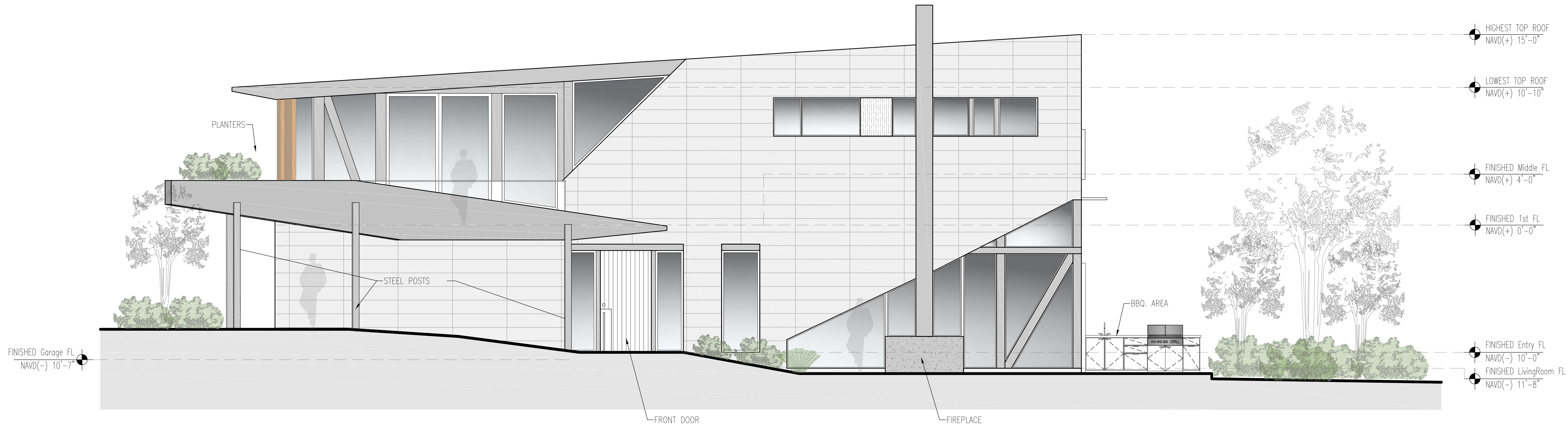
CADD No:

BSCAN:





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



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

Project Architect:

**GS**A  
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DOBBS FERRY  
DIRECT 917 597 1982  
INFO@CASEDEVELOPMENT.COM

OWNER'S REP / PROJECT MANAGER

**CASE DEVELOPMENT**

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www.casedevelopment.com  
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

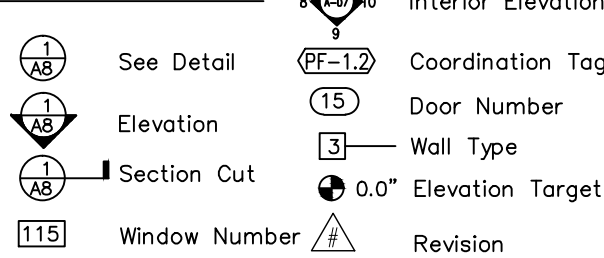
ARBORIST

STRUCTURAL ENGINEER

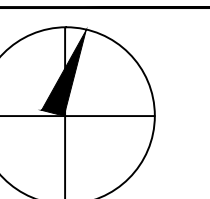
PROJECT ENGINEER

NOTES

SYMBOL LEGEND



North Arrow:



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12-10-2021

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The Sharp Residence

PROJECT:

THE SHARP RESIDENCE  
39 RIVERSIDE PLACE,  
DOBBS FERRY, NY 10522

PROPOSED ELEVATIONS

SEAL AND SIGNATURE:



DATE: 3/14/2022

PROJECT No: SHARP 2022

DRAWING BY: GS

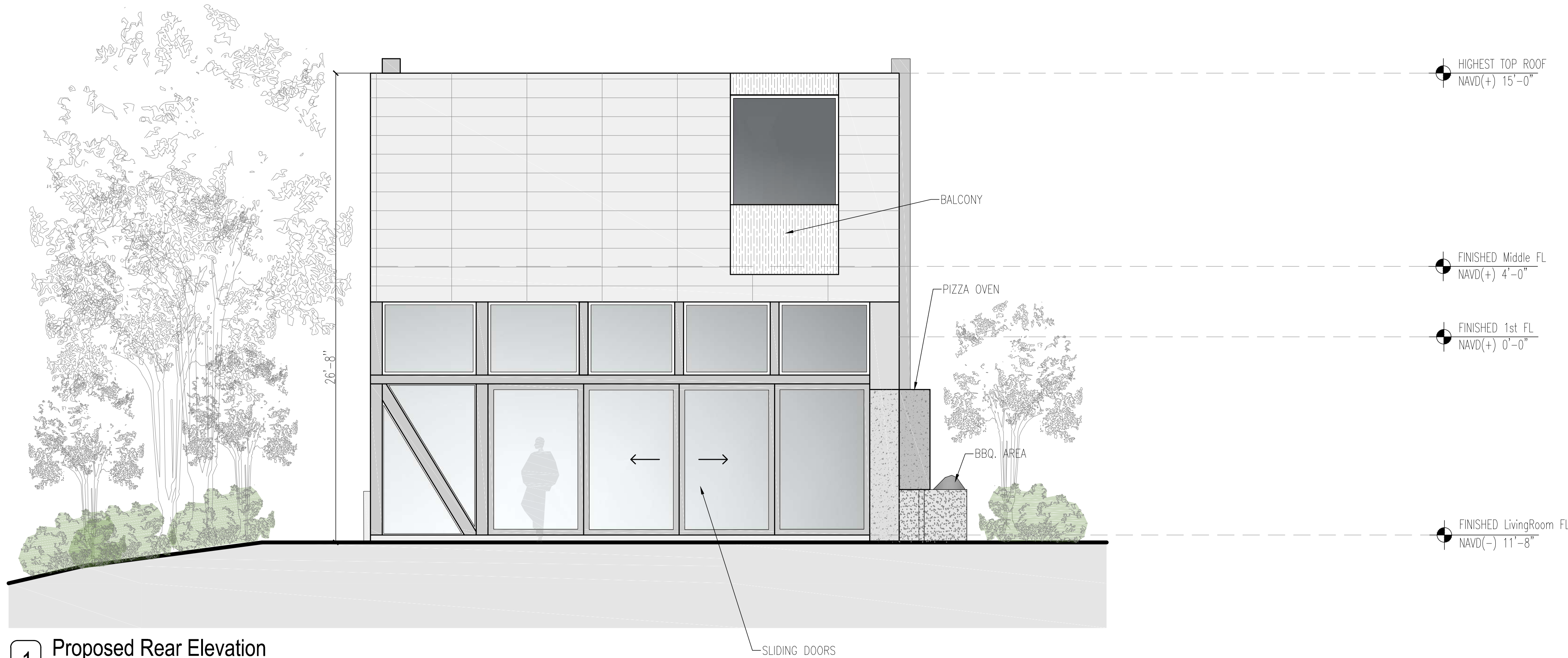
CHECK BY:

DWG No: A-004.00

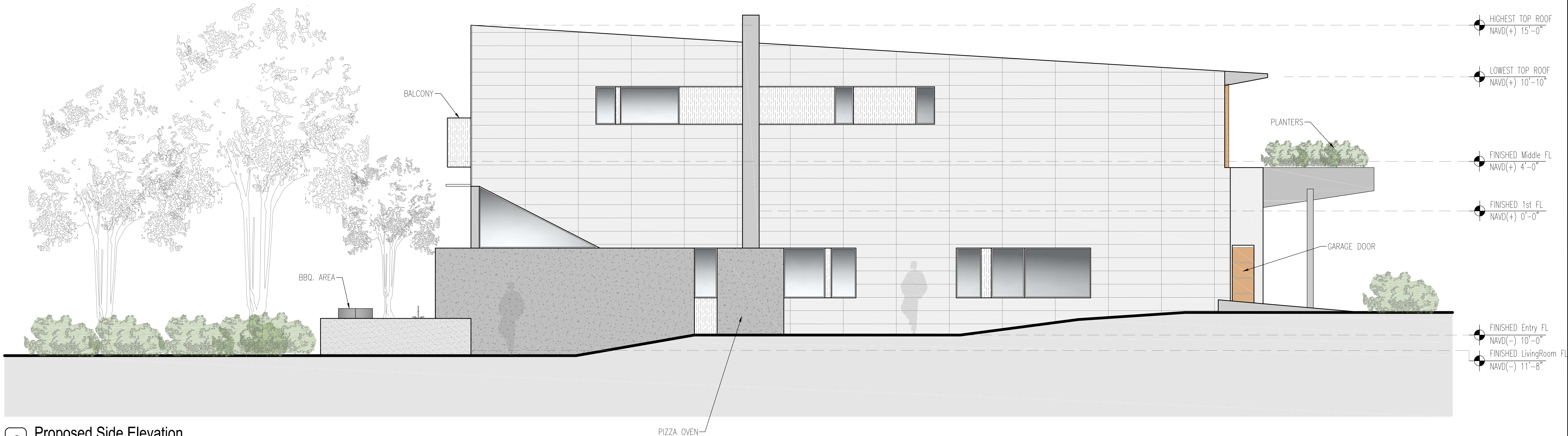
CADD No:

BSCAN:





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



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

Project Architect:

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LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

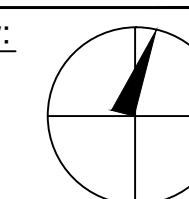
PROJECT ENGINEER

NOTES

SYMBOL LEGEND

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

North Arrow:



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The Sharp Residence

PROJECT:

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39 RIVERSIDE PLACE,  
DOBBS FERRY, NY 10522

PROPOSED ELEVATIONS

SEAL AND SIGNATURE:



DATE: 3/14/2022

PROJECT No: SHARP 2022

DRAWING BY: GS

CHECK BY:

DWG No:

A-005.00

CADD No:

BSCAN:





Project Architect:  
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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:  
A circular arrow pointing North.

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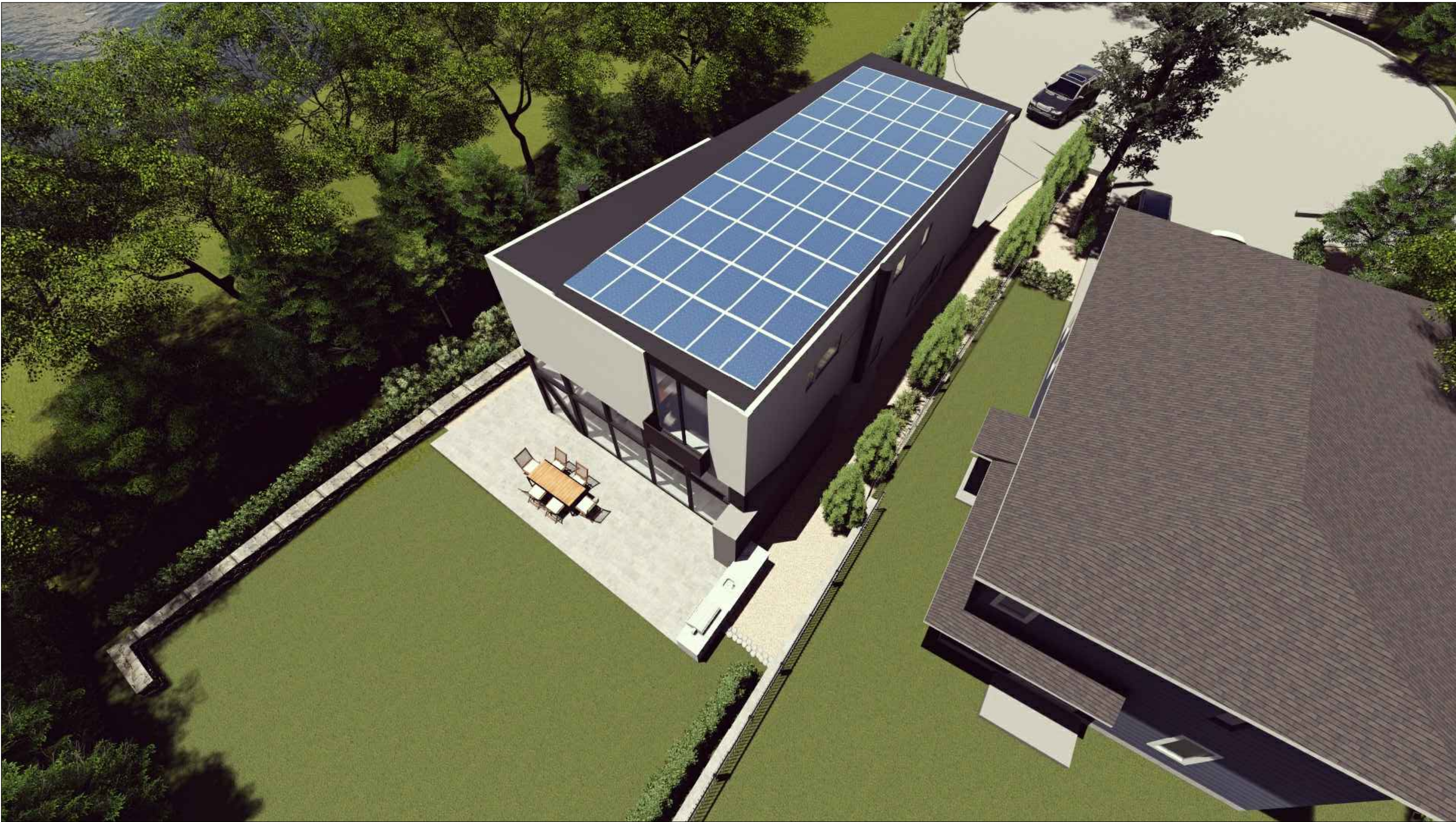
PROJECT:  
**THE SHARP RESIDENCE**  
39 RIVERSIDE PLACE,  
DOBBS FERRY, NY 10522

**PERSPECTIVES**

SEAL AND SIGNATURE:  
REGISTERED ARCHITECT  
GREGORY SHARP  
STATE OF NEW YORK  
DATE: 3/14/2022  
PROJECT No: SHARP 2022  
DRAWING BY: GS  
CHK BY:  
DWG No: **A-006.00**  
CADD No:

BSCAN:





Project Architect:  
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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:  
A compass rose indicating North is pointing towards the top right of the drawing.

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ISSUED FOR PERMIT  
12-10-2021

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PROJECT:  
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DOBBS FERRY, NY 10522

**PERSPECTIVES**

SEAL AND SIGNATURE:  
REGISTERED ARCHITECT  
GREGORY SHARP  
STATE OF NEW YORK  
DATE: 3/14/2022  
PROJECT No: SHARP 2022  
DRAWING BY: GS  
CHK BY:  
DWG No: **A-007.00**  
CADD No:

BSCAN: