

ZONING INFORMATION SCHEDULE			
VILLAGE OF DOBBS FERRY CODE , CHAPTER 300: ZONING & LAND USE			
ITEM	REQ/ALLOWED	EXISTING	PROPOSED
MIN NET LOT AREA	20,000	51,726	NO CHANGE
MIN LOT WIDTH	125.0	260.74	NO CHANGE
MIN LOT DEPTH	125.0	160.75	NO CHANGE
MAXIMUM LOT COVERAGE BY BUILDINGS	18.0% X 0.56= 10.08%	8.3%	NO CHANGE
MIN LOT COVERAGE BY IMPERVIOUS SURFACES	40.0% X 0.56= 22.4%	20.1%	20.9%
MIN FRONT YARD SETBACK	30.0	62.8	NO CHANGE
MIN REAR YARD SETBACK	25.0	39.4	NO CHANGE
MIN SIDE YARD SETBACK (EACH)	20.0	29.4	NO CHANGE
MIN SIDE YARD SETBACK (BOTH)	50.0	29.1/150.0±	NO CHANGE
MAX STORIES	2.5	2.5	NO CHANGE
MAX HEIGHT (MEDIAN OF ROOF/EAVE HT)	35.0/28.0	27.9/20.8	27.5/20.8

NOTE: (I) DENOTES EXISTING NOT-CONFORMING CONDITION

GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE VILLAGE OF DOBBS FERRY , NY BUILDING CODE AND ZONING ORDINANCES, THE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE AS WELL AS ENGINEERING & FIRE DEPT REGULATIONS AND ALL APPLICABLE LAWS, UTILITY COMPANY REGMNTS, & THE BEST TRADE PRACTICES.
2. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR OR ANY SUBCONTRACTOR(S) DOING ANY WORK UNDER THIS CONTRACT SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH BUILDING DEPARTMENT AND SHALL BE ENTIRELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM ALL AUTHORITIES HAVING JURISDICTION ON THIS MATTER, INCLUDING BUT NOT LIMITED TO, ENVIRONMENTAL & ASBESTOS REMOVAL PERMITS, IF SO REQUIRED BY OWNER. THE OWNER SHALL BE RESPONSIBLE FOR PAYING PERMIT FEES REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND FEES REQUIRED BY ALL OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION THEREOF.
3. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL WRITTEN MEASUREMENTS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS BY ALL AUTHORITIES AND/OR GOVERNMENTAL AGENCIES HAVING JURISDICTION ON THIS MATTER, AS MAY BE NECESSARY.
5. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, AND THE ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO COMMENCEMENT OF WORK.
6. THE CONTRACTOR SHALL COMPLY WITH AND KEEP HIMSELF INFORMED OF ALL FEDERAL, STATE, MUNICIPAL AND DEPARTMENTAL LAWS, ORDINANCES, RULES AND REGULATIONS, NOTICES, ORDERS AND REQUIREMENTS.
7. THE ARCHITECTURAL FIRM HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR SUPERVISION. ARCHITECT'S RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS ONLY. ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES TO PLANS & SPECIFICATIONS UNLESS SPECIFICALLY AUTHORIZED BY HIM IN WRITING. ARCHITECT HAS NOT BEEN RETAINED FOR ASBESTOS INVESTIGATION. ARCHITECT IS NOT RESPONSIBLE FOR ANY KIND OF DESIGN & SPECIFICATIONS RELATED TO ASBESTOS PRESENCE.
8. DAMAGED WORK: EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE CAUSED TO ANY WORK ON THIS PROJECT BY HIS OWN FORCES OR THOSE OF HIS SUB-CONTRACTORS, OR BY OTHERS CONNECTED WITH HIS OPERATION ON THIS PROJECT IN ANY WAY AND SHALL MAKE ALL NECESSARY REPAIRS AND REPLACEMENT OF SUCH DAMAGED WORK AT HIS EXPENSE, TO THE REASONABLE SATISFACTION OF THE OWNER.
9. SAFETY REQUIREMENTS: THE CONTRACTOR SHALL PROVIDE NECESSARY BRACINGS AND BARRICADES INCLUDING TEMPORARY WALKS, FENCES AND OTHER PROTECTIVE STRUCTURES TO SAFEGUARD CONSTRUCTION AND PUBLIC SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
10. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: ELECTRICAL, PLUMBING, ETC. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR & OBTAIN INSPECTIONS AND READ SIGN-OFFS.
11. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
12. JOB MAINTENANCE: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SITE IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES. CONTRACTORS WORKING UNDER SEPARATE CONTRACTS WILL COOPERATE IN THIS REQUIREMENT, BUT THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE REQUIRED CLEANING AND MAINTAINING OF THE SITE.
 - A. WASTE MATERIALS, RUBBISH, DEBRIS, BROKEN CONCRETE, PACKING CASES, ETC., SHALL BE REMOVED.
 - B. PRIOR TO TURNING BUILDING OVER TO OWNER, REMAINING RUBBISH SHALL BE REMOVED, THE GROUND AREAS RAKED CLEAN AND THE ENTIRE BUILDING CLEANED AS SPECIFIED UNDER "CLEANING".
13. CLEANING: IMMEDIATELY BEFORE TURNING THE PROJECT OR PARTS OF SAME OVER TO THE OWNER, THE GENERAL CONTRACTOR SHALL WASH AND CLEAN THE FOLLOWING:
 - A. REMOVE TEMPORARY PROTECTION.
 - B. REMOVE MARKS, STAINS AND OTHER DIRT FROM PAINTED DECORATED AND FINISHED WOODWORK.
 - C. REMOVE SPOTS, MORTAR, PLASTER, SOIL AND PAINT FROM CERAMIC TILES AND OTHER FINISH MATERIALS AND WASH OR WIPE CLEAN.
 - D. CLEAN FIXTURES, CABINET WORK AND EQUIPMENT AND LEAVE IN UNDAUNTED APPEARING CONDITION.
 - E. CLEAN ALUMINUM AND OTHER FINISH METALS IN ACCORDANCE WITH MFG. RECOMMENDATIONS.
 - F. CLEAN RESILIENT FLOORS THOROUGHLY TO REMOVE ANY SURFACE DIRT AND POLISH TO UNIFORM SHEEN.
 - G. CLEAN BOTH SIDES OF SLABS.

GENERAL SPECIFICATIONS

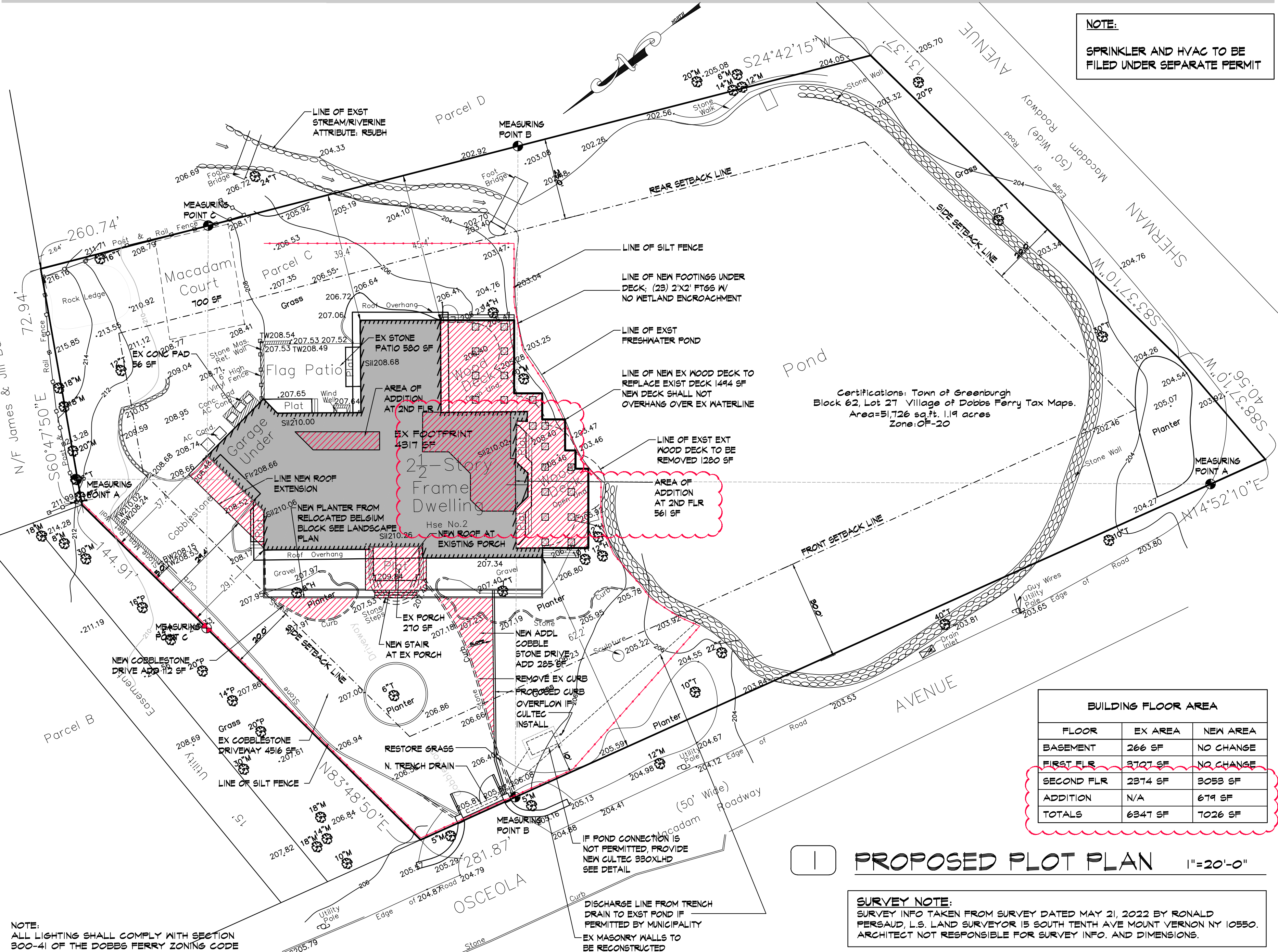
SITE WORK

1. THE WORK UNDER THIS SECTION SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, APPLIANCES AND EQUIPMENT AND PERFORMING ALL OPERATIONS NECESSARY FOR COMPLETE EXECUTION OF CLEARING, EXCAVATING, BACKFILLING AND GRADING AS INDICATED HERE AND IN WORKING DRAWINGS.
 - A. REMOVE ALL BRUSH WITHIN CONTRACT LOT AREA.
 - B. REMOVE UNNECESSARY WALLS, FOUNDATIONS, CURBS, AS INDICATED ON PLANS.
 - C. EXCAVATION OF EARTH, ROCK, AND OBSTRUCTIONS BELOW PRESENT GRADES AS NECESSARY FOR NEW FOUNDATIONS, UTILITY TRENCHES AND SITE GRADING.
 - D. MIN. 6" POROUS FILL UNDER INTERIOR CONCRETE GROUND SLAB.
 - E. FURNISHING AND PLACING SHORING AND BEARINGS REQUIRED AND REMOVAL OF SAME FROM SITE.
 - F. BACKFILLING AGAINST FOUNDATION WALLS, PIERS AND FOOTINGS AND UTILITY TRENCHES WHERE INDICATED UNDER NO CIRCUMSTANCES SHALL EXCAVATION CONTRACTOR BACKFILL AGAINST FOUNDATION WALLS. DIAGONAL SHORING AT INSIDE OF FOUNDATION WALLS SHALL BE PROVIDED @ 8'-0" O.C.
 - G. SITE DRAINAGE SHALL BE EXECUTED ACCORDING TO A SEPARATE DRAINAGE PLAN PREPARED BY A CERTIFIED ENGINEER.
2. EXCAVATING: EXCAVATING SHALL INCLUDE REMOVAL OF ALL MATERIALS TO PERMIT PROPER WORKING CLEARANCE, AND INSTALLATION OF CONCRETE FOOTINGS, WALLS, PIERS, AREAWAYS, SLABS, POROUS FILL UNDER SLAB AND ANY BRACING, UNDERPINNINGS AND WATERPROOFING. ALL ROCK REMOVED SHALL BE DONE BY MEANS OF MECHANICAL HAMMER OR HYDRAULIC SPLITTER. ARCHITECT'S COST ESTIMATE FOR REMOVAL OF UNDERGROUND ROCK FORMATIONS & ROCK BED FOR COMPLETION OF PROJECT SHALL BE FINAL & BINDING. UNDER NO CIRCUMSTANCES SHALL ROCK-BLASTING BE PERMITTED ON THIS JOB SITE.
3. BACKFILLING & GRADING: CONTRACTOR SHALL BACKFILL AS PROMPTLY AS THE WORK SITE PERMITS, COMPLYING WITH GRADES AND ELEVATIONS INDICATED ON WORKING DRAWINGS.
 - A. EARTH FOR BACKFILL SHALL CONSIST OF CLEAN, EASILY COMPACTED BACKFILL, FREE FROM EXCESS CLAY, DEBRIS OR ORGANIC MATTER.
 - B. BACKFILL SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS OF NOT MORE THAN 12" DEPTH, FLOODED AND TAMPED OR ROLLED, SO AS TO PREVENT FUTURE SETTLEMENT.
 - C. ENTIRE AREAS UNDER INTERIOR CONCRETE SLAB SHALL BE BACKFILLED WITH 4" TO 6" DURABLE CLEAN BRUSHED TRAP ROCK COMPACTED AND LEVELED TO A REASONABLY EVEN SURFACE OR AS PER SITE PLAN.
4. UTILITY TRENCHES: ALL UTILITY TRENCHES SHALL BE EXCAVATED TO ALLOW UTILITY LINES TO BE PLACED BELOW THE FROST LINE, MIN. 3' - 6".
5. SEEDING: LANDSCAPING IS NOT THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. OWNER SHALL PROVIDE A SEPARATE LANDSCAPING CONTRACTOR AT HIS OWN EXPENSES. COST OF ANY DAMAGES TO BUILT STRUCTURES OR SITE STRUCTURES DUE TO LANDSCAPING CONTRACTOR'S NEGLIGENCE ARE SOLELY THE RESPONSIBILITY OF THE LANDSCAPING CONTRACTOR.

CONCRETE & MASONRY

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR EQUIPMENT AND APPLIANCES REQUIRED FOR THE COMPLETION EXECUTION OF ALL CONCRETE FOUNDATION WORK, CONCRETE SLABS AND PLATFORMS, CONCRETE FOOTINGS AND MASONRY WALLS AS INDICATED IN WORKING DRAWINGS.
2. ALL CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 4000 PSI AFTER 28 DAYS, INCLUDING FOOTINGS, PIERS, SLABS AND PLATFORMS. ALL CONCRETE EXPOSED TO WEATHER MUST BE AIR ENTRAINED.
3. CONCRETE SLAB, PIER AND FOOTINGS SHALL BE OF THE SIZE AND THICKNESS INDICATED ON PLANS. INTERIOR CONCRETE SLAB SHALL BE PROVIDED WITH COMBINATION EXPANSION JOINTS WATER STOP WHERE INDICATED ON PLANS. PERIMETER OF SLAB ADJOINING WALLS SHALL HAVE 1/2" EXPANSION JOINT WITH BITUMINOUS FILLER.
4. CONCRETE SLAB SHALL BE PROVIDED WITH 6X6/0X10 WELDED WIRE MESH REINFORCING THROUGHOUT. PERIMETER OF SLAB AREA ON BACKFILL SHALL RECEIVE #4 RE-BARS 24" O.C. TIED INTO FOUNDATION WALL OR AS INDICATED ON PLANS.
5. VAPOR BARRIER UNDER INTERIOR SLAB SHALL BE (2) 5 MILS. THICK, UNLESS OTHERWISE INDICATED ON DRAWINGS.
6. TOP OF CONCRETE SLAB TO RECEIVE CERAMIC TILE OR CARPETING AND SHALL BE SCREENED TO AN EVEN, TRUE LEVEL PLANE, FLOATED AND TROWELED TO A HARD SMOOTH AND EVEN FINISH.
7. ALL MASONRY UNITS SHALL BE OF THE SIZE INDICATED ON THE PLANS. NON-CORROSIVE DURO-WALL TIES TO BE PROVIDED EVERY OTHER COURSE BETWEEN MASONRY JOINTS & #4 VERTICAL REBARS @ 32" O.C. OR AS INDICATED ON PLANS. SEE SPECIFICATIONS ON DRAWINGS FOR POURED CONCRETE WALLS REINFORCING.
8. CEMENT FOR MASONRY SHALL BE PORTLAND CEMENT CONFORMING TO ASTM DESIGNATION C144 PASSING NO. 20 SIEVE, HYDRATED LIME SHALL CONFORM TO ASTM DESIGNATION C-6.
9. MORTAR FOR THE ENTIRE WORK EXCEPT OTHERWISE SPECIFIED SHALL BE PROPORTIONED BY VOLUME, 1 PART PORTLAND CEMENT, 1/4 PART HYDRATE LIME, AND 3 PARTS SAND. WATER / CEMENT RATIO SHALL BE 0.35 - 0.40 MAXIMUM.

THE O'CONNOR RESIDENCE



PROPOSED PLOT PLAN 1"=20'-0"

SURVEY NOTE:
SURVEY INFO TAKEN FROM SURVEY DATED MAY 21, 2022 BY RONALD PERSAUD, L.S. LAND SURVEYOR IS SOUTH TENTH AVE MOUNT VERNON NY 10550. ARCHITECT NOT RESPONSIBLE FOR SURVEY INFO. AND DIMENSIONS.

HEATING

1. HEATING CONTRACTOR SHALL GUARANTEE THAT THE HEATING SYSTEM SHALL BE PROPERLY DESIGNED, INSTALLED AND ADJUSTED TO MAINTAIN A CONSTANT 70° F INDOOR TEMPERATURE WHEN OUTDOOR TEMPERATURE IS 0° F WITH A 15 MPH WIND.
2. HEATING SYSTEM SHALL BE GAS FIRED (OIL IF GAS NOT AVAILABLE). HEATING SYSTEM SHALL HAVE A MIN. COMBUSTION EFFICIENCY OF 75% AT MAX. RATED OUTPUT. ALL HOT WATER PIPING SHALL RECEIVE MIN. 1" OF PIPE INSULATION WHEN IN UNHEATED SPACES, IN ADDITION TO REGULAR BUILDING INSULATION.
3. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, UTILITY SERVICES AND OTHER SUCH OPENINGS IN BLDGS. ENVELOPE SHALL BE CALKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED.
4. HVAC CONTRACTOR SHALL SIZE SYSTEMS, DETERMINE MAKE & MODEL #S OF HEATING AND COOLING SYSTEMS, AND SHALL PROVIDE THIS INFORMATION TO LOCAL BUILDING DEPARTMENT IN CONFORMANCE WITH THE ENERGY CODES.

STEEL & CONC DESIGN DATA

STEEL DESIGN DATA

STRUCTURAL STEEL:	ASTM A992 GR 50
W SHAPES	ASTM - A500, GRADE B
TUBE COLUMNS	ASTM - A325
HIGH STRENGTH BOLTS:	ASTM - A36
SHAPES & PLATES	E10
WELDING ELECTRODES - SERIES:	F1554 (F7=56KSI)
ANCHOR BOLTS:	

CONCRETE DESIGN DATA

1. ALL CONCRETE WORK (BOTH MATERIALS AND CONSTRUCTION PROCEDURES) SHALL BE IN ACCORDANCE WITH ACI 318-2009.
2. CONCRETE SHALL BE CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
3. REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS IN ACCORDANCE W/ ASTM A615, GRADE 60. ALL DETAILING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI STANDARD 915.
4. CALCIUM CHLORIDE OR SOLUTIONS CONTAINING CHLORIDE WILL NOT BE PERMITTED AS AD MIXTURES IN ANY CONCRETE.
5. CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
 - A. BEAMS AND COLUMN TIES: 1 1/2" FOR #5 OR SMALLER.
 - B. 2" FOR #6 OR LARGER SLABS: 3/4".
 - C. FOOTINGS AND PADS POURED ON GROUND: 3".
6. DETAILING AND FABRICATION OF REINFORCING UNLESS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH ACI 318, LATEST EDITION.
7. PLACING AND SUPPORTS OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH CRSI. RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS AND ACI-318.

NY'S ENERGY CODE COMPLIANCE STATEMENT

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE PROPOSED WORK WHICH IS SHOWN IN THE PLANS OR SPECIFICATIONS IS IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NY STATE

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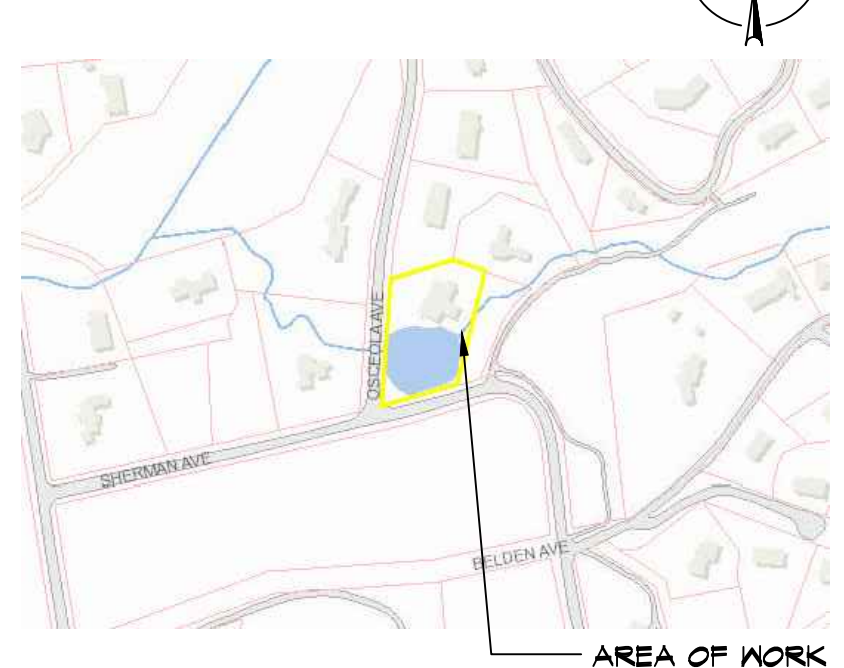
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LOCATION MAP



NOTE:
Drawings may be printed at reduced scale

TAX MAP ID#: 3.50-14-1 ZONE: RES-OF2

LIST OF DRAWINGS

T-1	PROP PLOT PLAN, ZONING INFO & NOTES
T-2	ZONING, AERIAL, WETLAND & FLOOD PLANE MAPS
T-3	STREETSCAPE & EXISTING HOUSE PHOTOS
A-4	SITE DETAILS & SKY EXPOSURE PLANE
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A-2	EXIST 1ST FLOOR PLAN
A-3	EXIST 2ND FLOOR PLAN & ROOF PLAN
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A-11	PROPOSED ELEVATIONS
A-12	PROPOSED CROSS SECTIONS
A-13	PROPOSED CROSS SECTIONS
A-14	DETAILS: WINDOW & DOOR SCHEDULE
A-15	PROPOSED PARTIAL FIRST FLR ELEC PLAN
A-16	PROPOSED PARTIAL SECOND FLR ELEC PLAN

04	05.04.23	AMENDMENT FIELD CHANGE
03	03.22.23	UPDATE/ DOB FILING
02	01.19.23	REV PER PB/AHRE COMMENT
01	12.12.22	ISSUED FOR AHRB/PB FILING
--	10.11.22	ISSUED FOR DOB FILING

NO.	DATE	ISSUE/REV.
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CLIENT

KENNETH O'CONNOR
2 OSCEOLA AVE
DOBBS FERRY NY 10522

PROJECT

PROPOSED INTERIOR AND EXTERIOR ALTERATION
REMODEL, SECOND FLOOR DORMER ADDITION AND
EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:

2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE

PROP PLOT PLAN, ZONING INFO & NOTES

DRAWN BY: JZ/SZ CHECKED BY: NF PROJECT NO.: 21209

DATE: 10.11.22

DRAWING NO.:

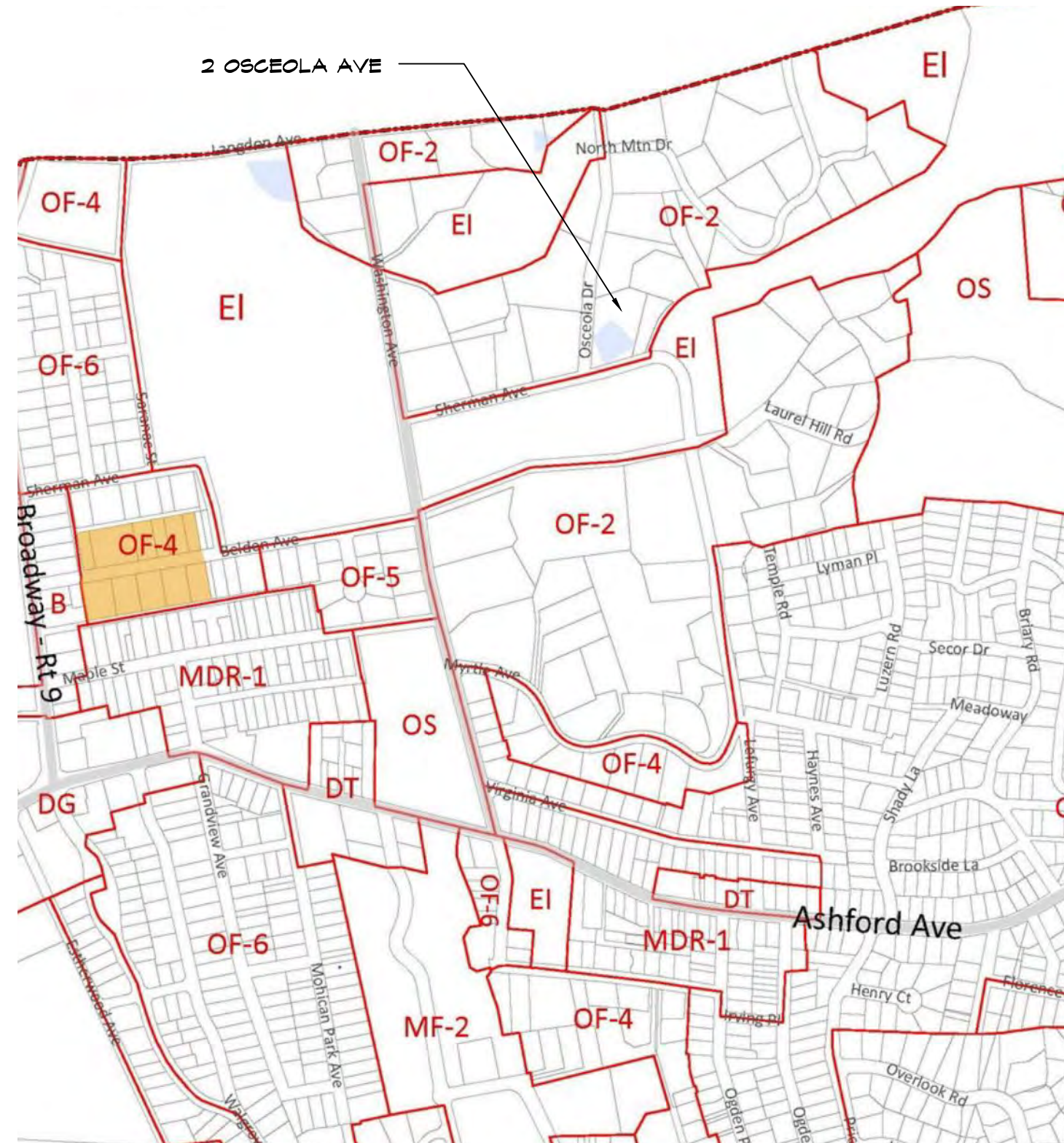


APPLICATION # A2022-0486



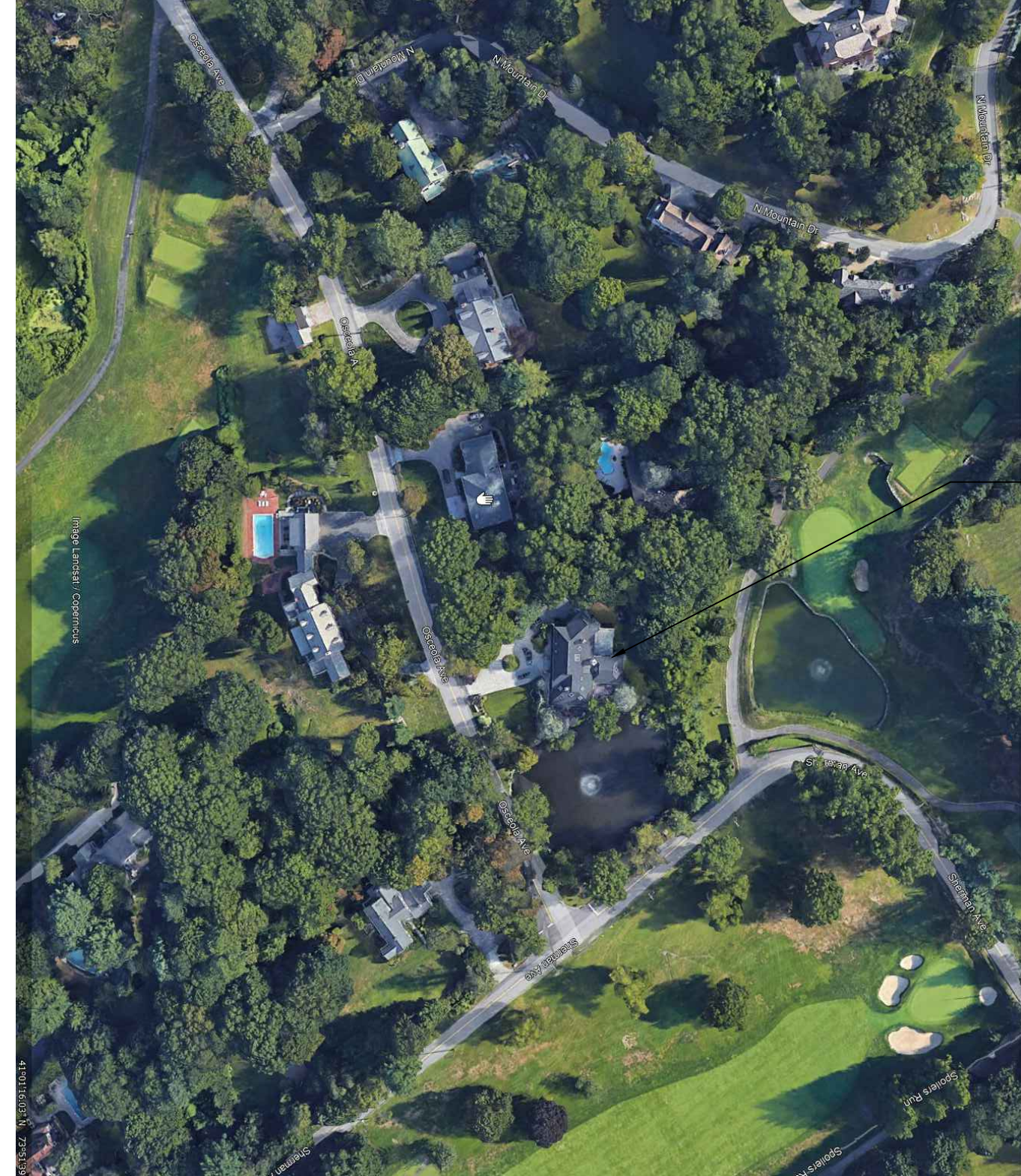
1 200 FT BUFFER MAP

NTS



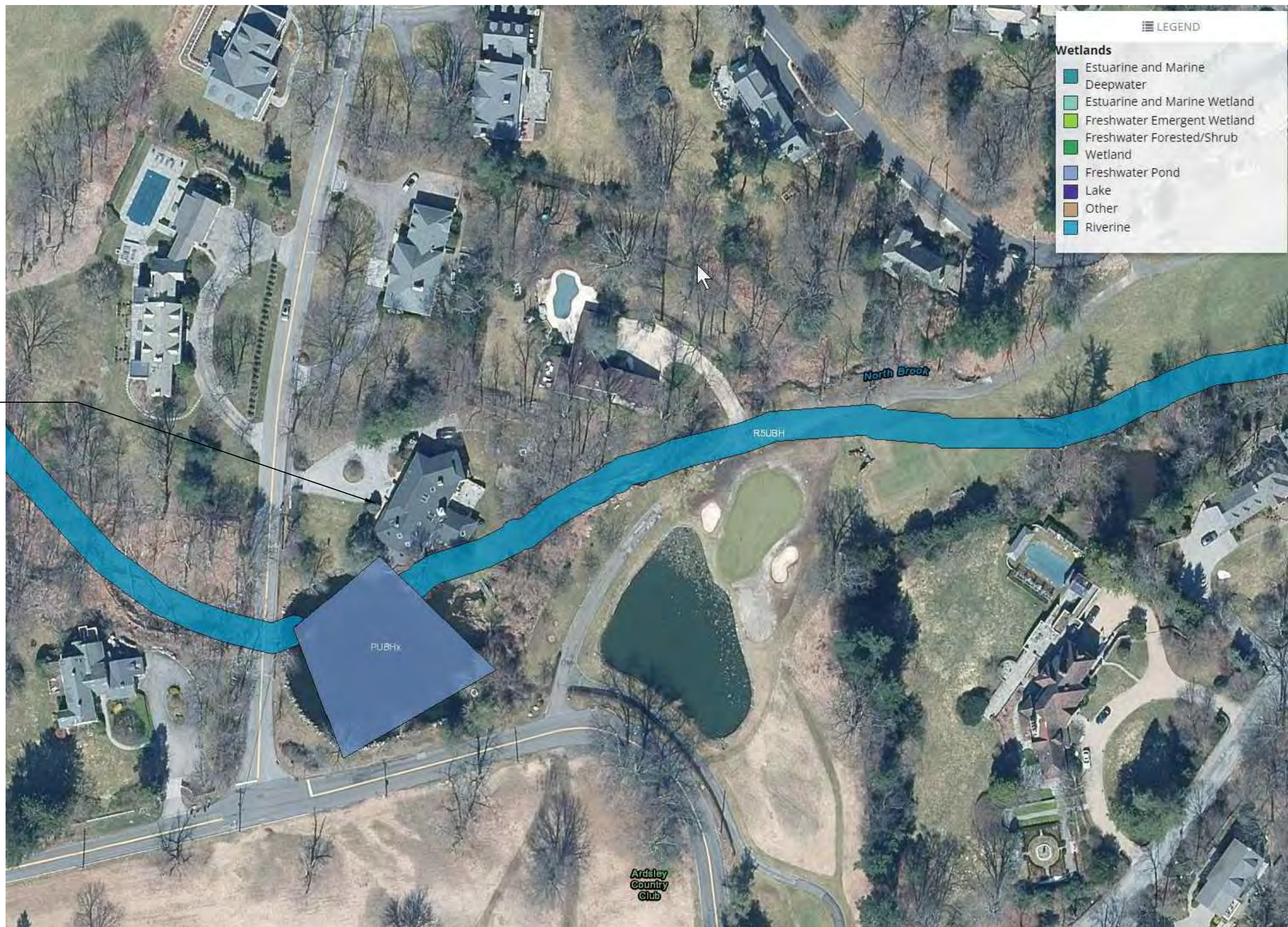
2 ZONING DISTRICTS

NTS



3 AERIAL SITE PLAN

NTS



4 WETLANDS

NTS



5 500 YEAR FLOOD PLAIN

NTS

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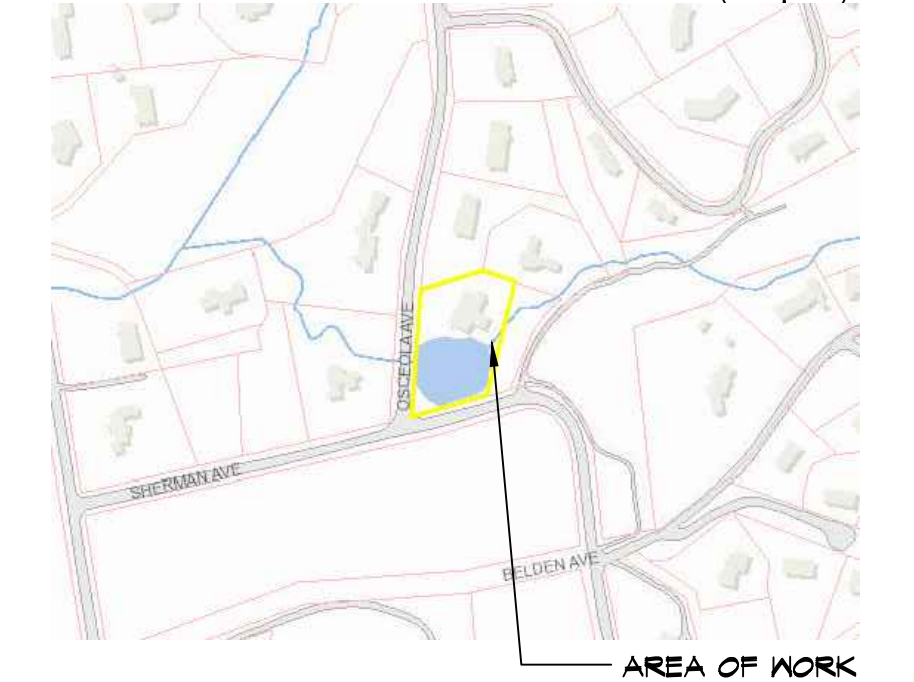
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01 12.12.22 ISSUED FOR AHRB/PB FILING
-- 10.11.22 ISSUED FOR DOB FILING

NO. DATE ISSUE/REV.

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PROPOSED INTERIOR AND EXTERIOR ALTERATION
REMODEL, SECOND FLOOR DORMER ADDITION AND
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2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE
ZONING, AERIAL, WETLAND & FLOOD PLANE
MAPS

DRAWN BY JZ/SZ CHECKED BY NF PROJECT NO. 211204

DATE 10.11.22
DRAWING NO.



T-2

APPLICATION # A2022-0496

STREETSCAPE PHOTOS



Ⓐ 26 OSCEOLA - FROM OSCEOLA AVE



Ⓑ 2 OSCEOLA - FROM OSCEOLA AVE



Ⓒ 2 OSCEOLA - POND FROM OSCEOLA AVE



Ⓓ 2 OSCEOLA - FROM OSCEOLA AVE



Ⓔ 2 OSCEOLA - FROM SHERMAN AVE

EXISTING HOUSE PHOTOS



Ⓛ 2 OSCEOLA - FRONT VIEW



Ⓜ 2 OSCEOLA - LEFT SIDE VIEW



Ⓨ 2 OSCEOLA - LEFT SIDE VIEW



ⓐ 2 OSCEOLA - REAR VIEW



ⓑ 2 OSCEOLA - REAR VIEW



ⓒ 2 OSCEOLA - RIGHT SIDE VIEW



ⓓ 2 OSCEOLA - RIGHT SIDE VIEW

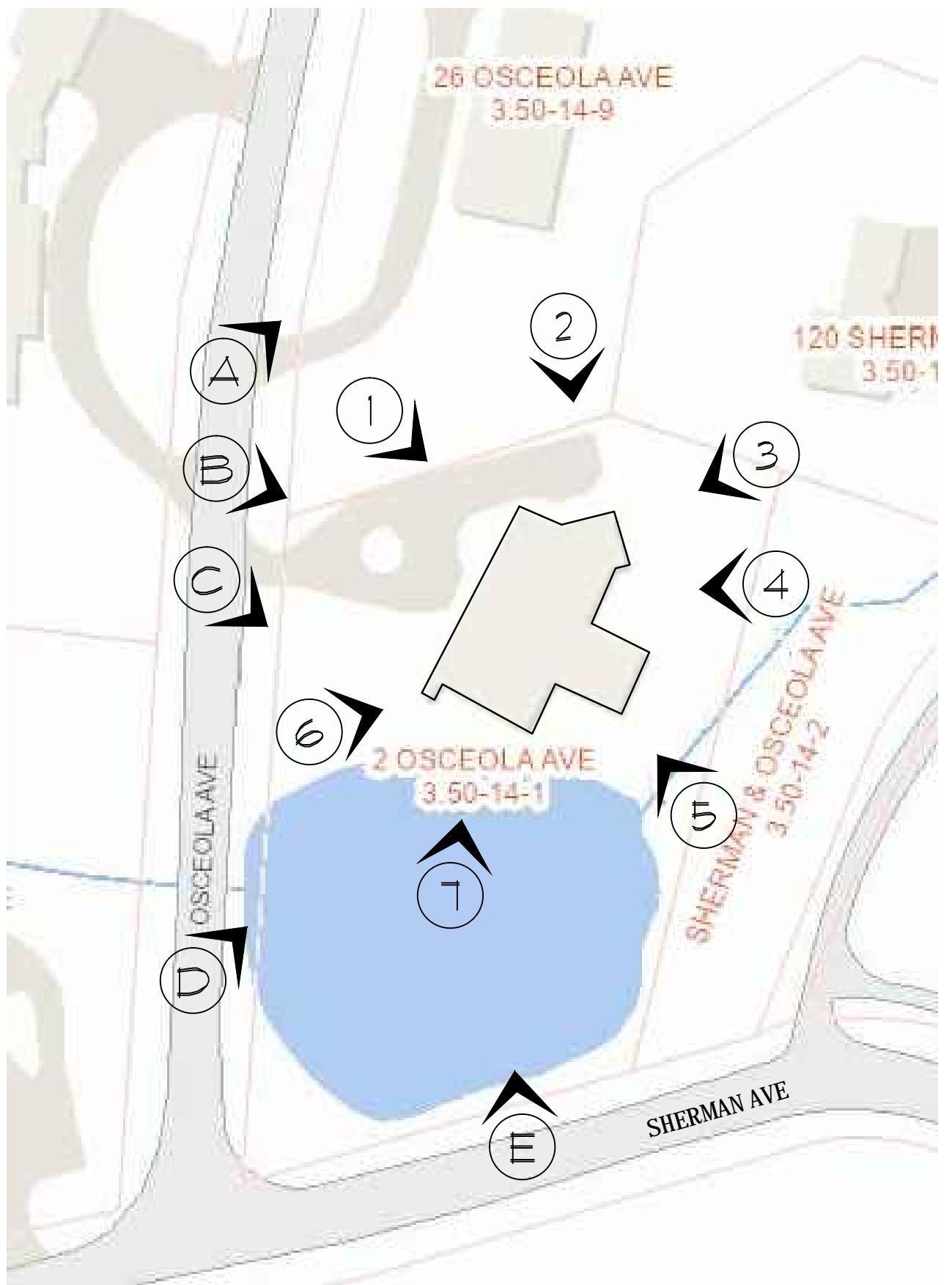


PHOTO KEY MAP

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01	12.12.22	ISSUED FOR AHRB/PB FILING
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EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:

2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE

STREETSCAPE & EXISTING HOUSE PHOTOS

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	211209

DATE 10.11.22

DRAWING NO.

T-3

APPLICATION # A2022-0496

CONSTRUCTION SEQUENCE

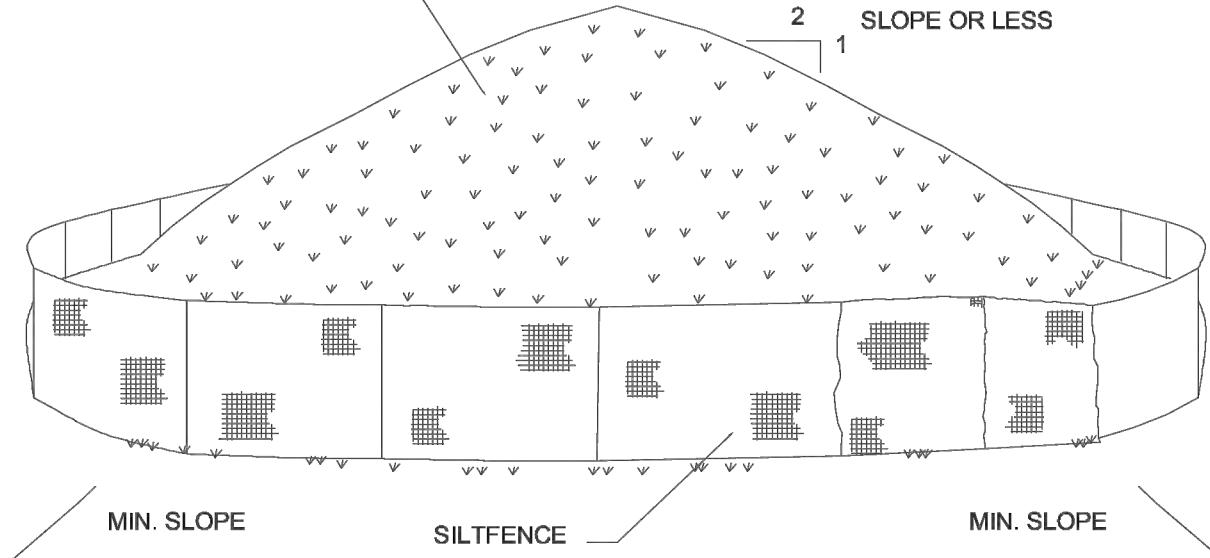
INSTALL SILT FENCE IN GENERAL LOCATIONS INDICATED ON PLAN.

1. BEGIN EXCAVATION FOR FOUNDATION OF NEW GARAGE STRUCTURE ADDITION & FRONT STEPS
2. INSTALL NEW FOUNDATION WALLS AS SHOWN ON PLANS
3. INSTALL DRAINAGE STRUCTURES AND PIPES
4. INSTALL SUB-BASE OF PROPOSED DRIVEWAY ADDITION WHERE REQUIRED
5. UPON COMPLETION OF GRADING OPERATIONS, INSTALL FINISHED DRIVEWAY SURFACE
6. TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS AS SOON AS PRACTICAL IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES CONTAINED ON THIS PAGE.

NOTES:

1. TOTAL SITE AREA DISTURBED = 921 SF
2. SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 128 - BLASTING AND EXPLOSIVES OF THE VILLAGE OF DOBBS FERRY CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW/APPROVAL
3. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNIFORM EROSION AND EROSION OF DISTURBED SOILS
4. BUILT FLANS OF THE PROPOSED DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
5. 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.
6. BEFORE THE SITE PLAN 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 GUARANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.

STABILIZE ENTIRE PILE WITH VEGETATION OR COVER
(SEE SEDIMENT CONTROL NOTES)

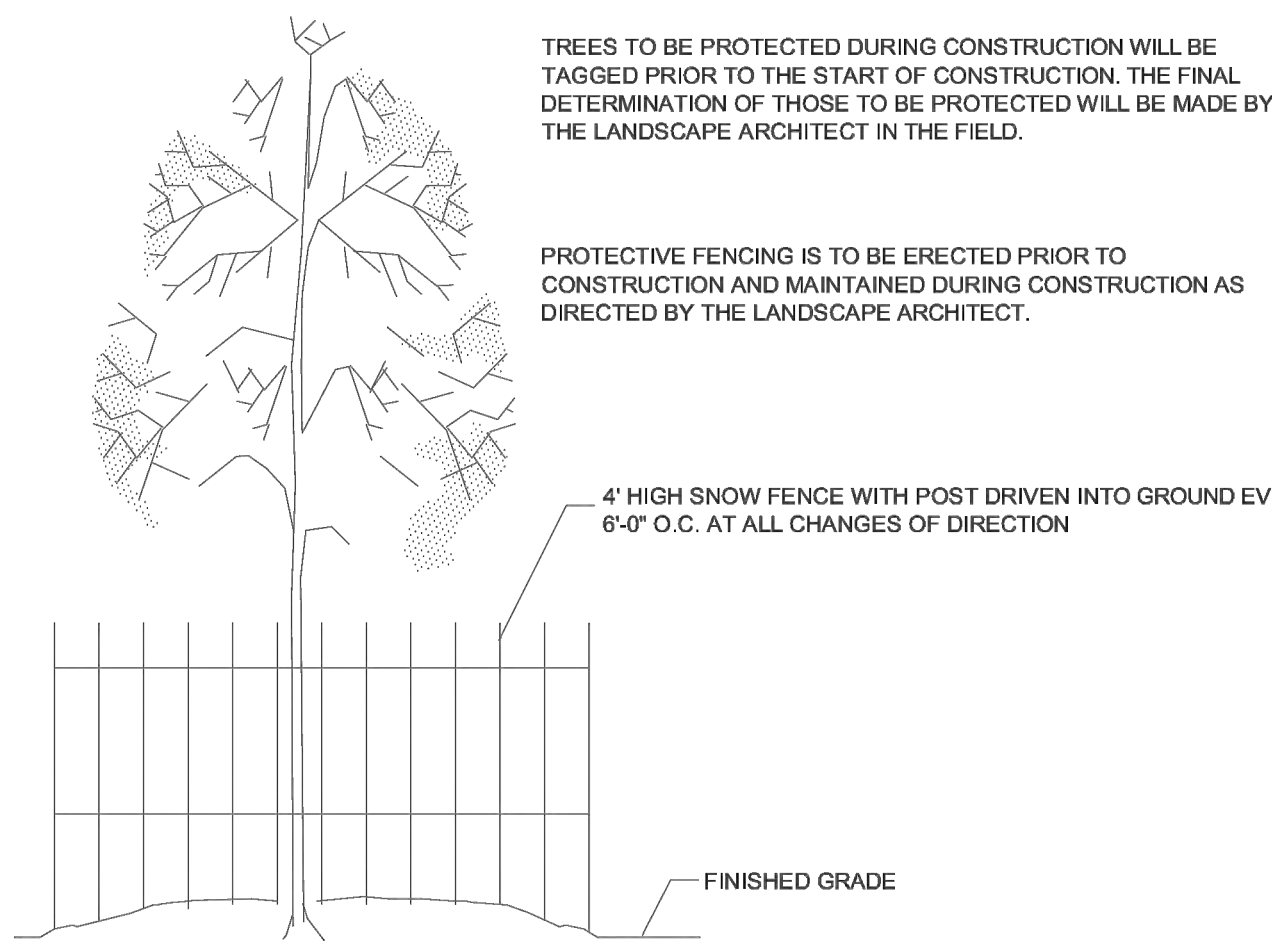


INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE DETAIL ON THIS DRAWING FOR INSTALLATION OF SILT FENCE.

Soil Stockpiling

Not to Sc



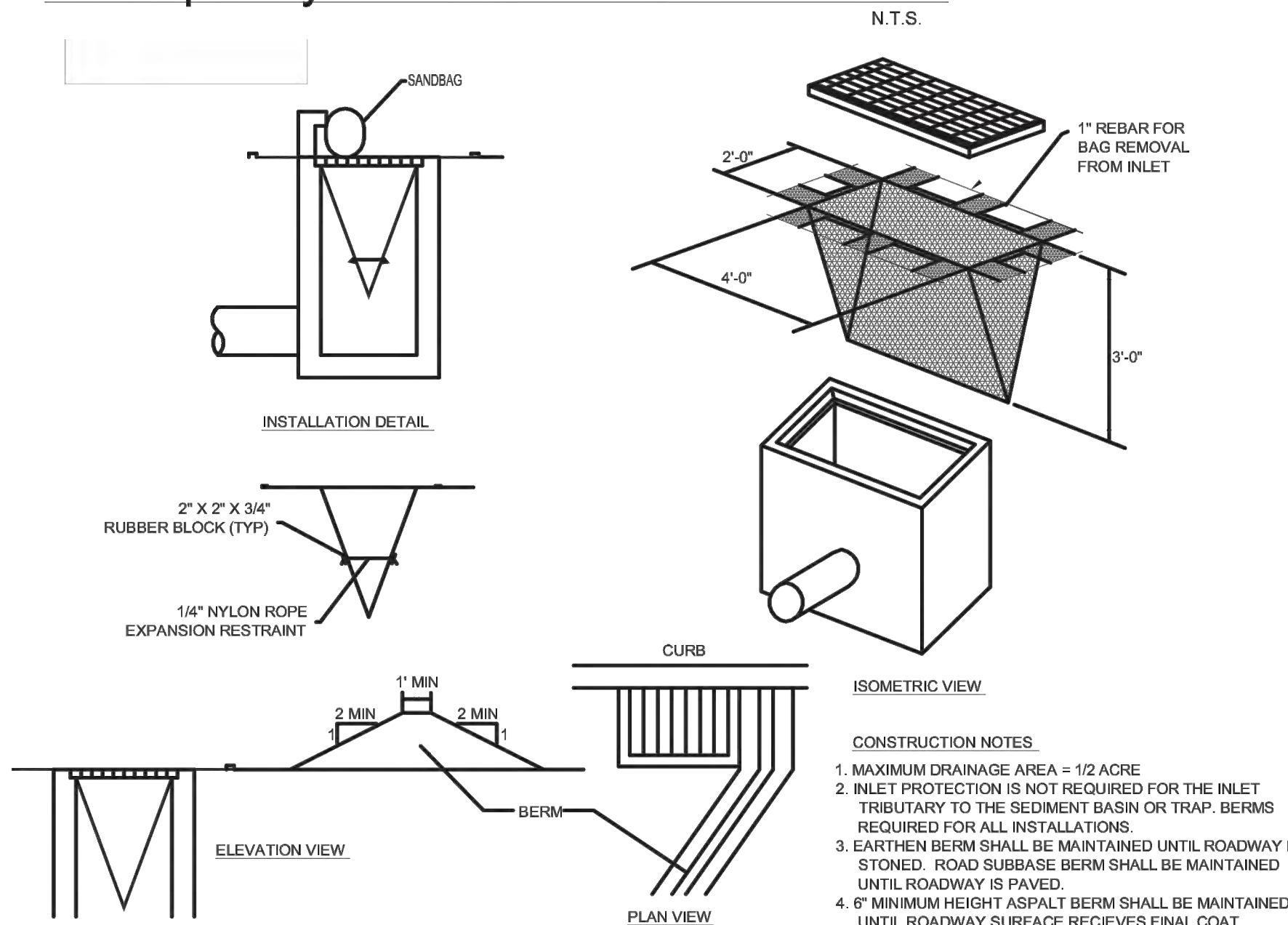
TREES TO BE PROTECTED DURING CONSTRUCTION WILL BE TAGGED PRIOR TO THE START OF CONSTRUCTION. THE FINAL DETERMINATION OF THOSE TO BE PROTECTED WILL BE MADE BY THE LANDSCAPE ARCHITECT IN THE FIELD.

PROTECTIVE FENCING IS TO BE ERECTED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT.

CONSTRUCTION SPECIFICATIONS

1. NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE PROTECTIVE FENCING.
2. AS CONSTRUCTION NEARS COMPLETION THE FENCING WILL BE REMOVED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3. AT THE COMPLETION OF CONSTRUCTION ALL TREES WILL BE PRUNED AS NECESSARY TO CORRECT ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY.

Temporary Tree Protection

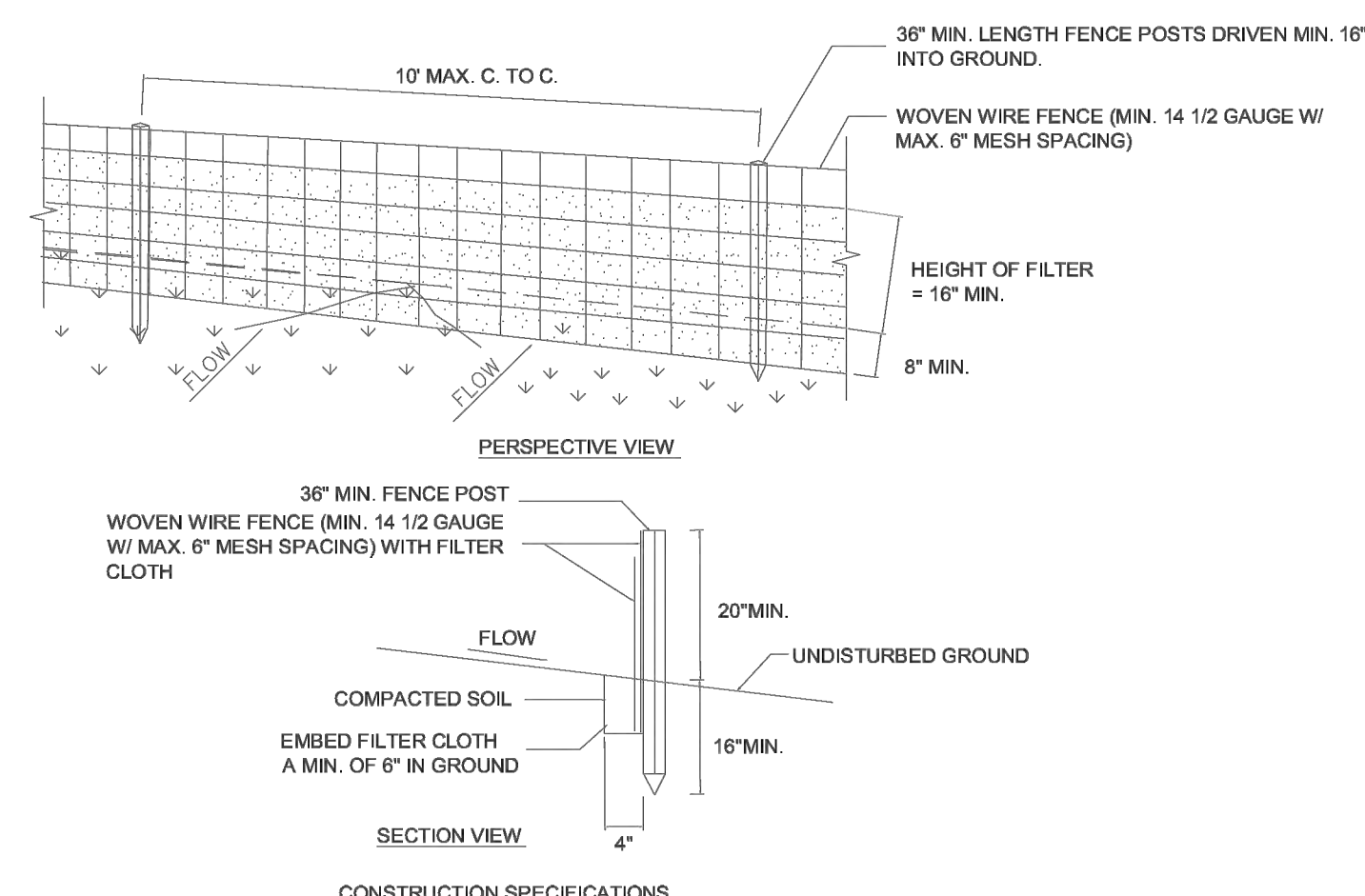


CONSTRUCTION NOTES

1. MAXIMUM DRAINAGE AREA = 1/2 ACRE
2. INLET PROTECTION IS NOT REQUIRED FOR THE INLET TRIBUTARY TO THE SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.
3. EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
4. 6" MINIMUM HEIGHT ASPALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
5. DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

Inlet Silt Sac Protection

Not to Scale



1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T40N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOPAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

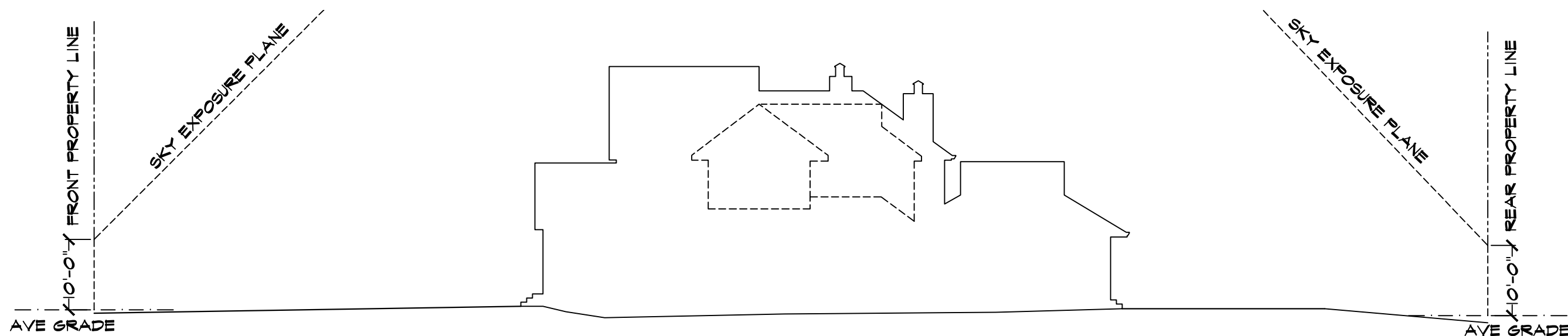
Silt Fence

Not to Scale

SOIL EROSION AND SEDIMENT CONTROL NOTES

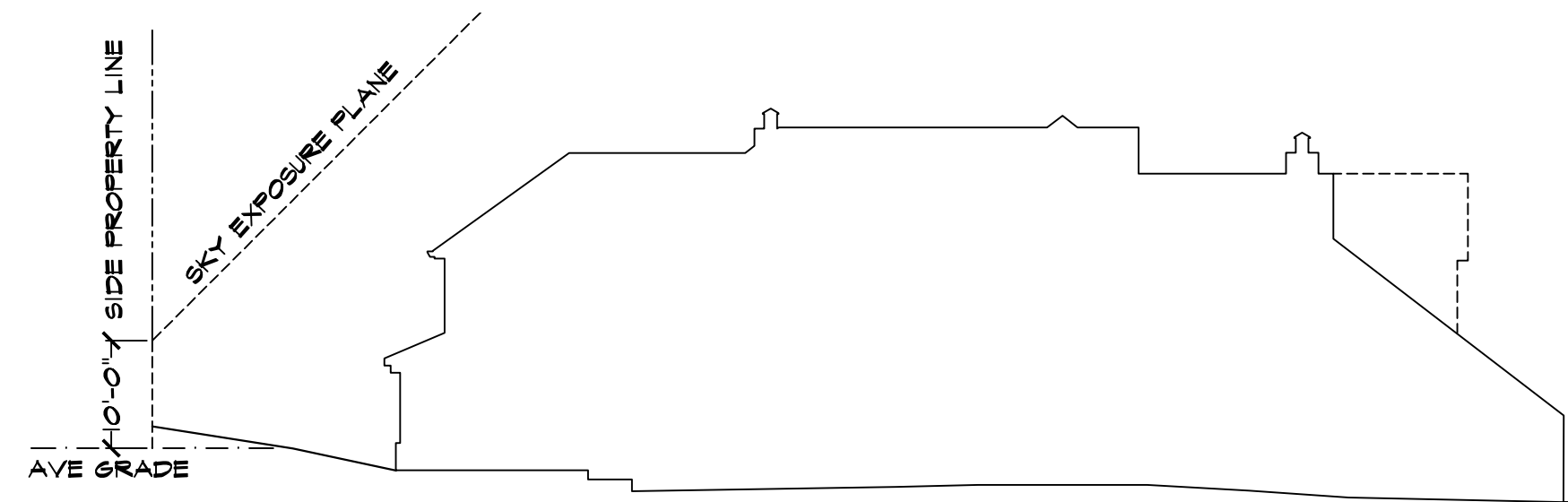
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (NYSDEC, DIVISION OF WATER, AUGUST 2005) AND SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (PERMIT NO. GP-0-10-001).
2. CONSTRUCTION SHALL BE SEQUENCED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE NOTES.
3. ANY DISTURBED AREAS THAT ARE LEFT EXPOSED MORE THAN 14 DAYS, AND ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF TOTAL SITE DISTURBANCE EXCEEDS 5 ACRES, THE 14 DAY PERIOD SHALL BE REDUCED TO 7 DAYS. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL. THE SEEDING WILL BE DONE IN ACCORDANCE WITH STANDARDS, AS FOLLOWS:
A. FERTILIZER: FERTILIZER SHALL BE APPLIED AT THE RATE OF 14 LBS/1000 S.F. OR 600 LBS/ACRE, USING 5-10-10 OR EQUIVALENT.
B. SEED: ANNUAL RYEGRASS APPLIED AT THE RATE OF 30 LBS/ACRE, OR OTHER SELECT MIXTURE DESCRIBED IN THE STANDARDS.
C. MULCH: SMALL GRAIN STRAW MULCH APPLIED AT A RATE OF 90 LBS/1000 S.F. OR 2 TONS/ACRE, TO BE APPLIED AND ANCHORED ACCORDING TO THE STANDARDS.
4. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN 10 DAYS OF FINAL GRADING, RECEIVE PERMANENT VEGETATIVE COVER IN ACCORDANCE WITH THE LANDSCAPE PLANS.
5. CUT OR FILL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
6. PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ALL STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
9. CONSTRUCTION FENCING SHALL BE USED TO PROTECT EXISTING TREES TO REMAIN, WETLANDS AND OTHER SENSITIVE AREAS.
10. IF FOR ANY REASON THE CONSTRUCTION IS HALTED FOR PROTRACTED PERIODS, THE CONTRACTOR SHALL STABILIZE THE SELECT MATERIAL BY HYDRO-SEED OR OTHER MEANS, TO THE SATISFACTION OF THE ENGINEER FOR ALL AREAS DENUDE OF VEGETATION.
11. STORMWATER FROM DISTURBED AREAS MUST BE PASSED THROUGH A CONTROL DEVICE BEFORE BEING DISCHARGED BEYOND DISTURBED AREAS OR DISCHARGED INTO INLETS OR OTHER DRAINAGE SYSTEMS.
12. DUST CONTROL - WATER SHALL BE APPLIED BY SPRINKLER OR WATER TRUCK DURING GRADING OPERATIONS TO MINIMIZE SEDIMENT TRANSPORT AND MAINTAIN ACCEPTABLE AIR QUALITY CONDITIONS. REPETITIVE TREATMENTS SHALL BE DONE AS NEEDED UNTIL GRADES ARE STABILIZED.
13. THE CONTRACTOR SHALL INSPECT THE EFFECTIVENESS AND CONDITION OF EROSION CONTROL DEVICES DURING STORM EVENTS, AFTER EACH RAINFALL OF ONE-HALF (1/2) INCH MAGNITUDE OR GREATER, PRIOR TO WEEKENDS AND PRIOR TO FORECASTED STORM.
14. THE CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED EROSION CONTROL DEVICES IMMEDIATELY, AND IN NO CASE, MORE THAN TWENTY FOUR (24) HOURS AFTER OBSERVING SUCH DEFICIENCIES.
15. 15. THE CONTRACTOR SHALL BE PREPARED TO IMPLEMENT INTERIM DRAINAGE CONTROLS AND EROSION CONTROL MEASURES AS MAY BE NECESSARY DURING THE COURSE OF CONSTRUCTION.
16. THE CONTRACTOR SHALL MAKE AVAILABLE ONSITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EMERGENCY EROSION CONTROL AND DRAINAGE IMPROVEMENTS WITHIN TWENTY FOUR (24) HOURS OF ANY IMPENDING EMERGENCY SITUATION.
17. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE SITE WORK BY THE OWNER. UPON CERTIFICATION OF FINAL ACCEPTANCE, THE OWNER WILL ASSUME RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OF PERMANENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.
18. THE CITY OR THE NYSDEC OR THE SITE ENGINEER MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE THE POTENTIAL FOR ONSITE OR OFF-SITE EROSION PROBLEMS THAT MAY OCCUR DURING CONSTRUCTION.
19. ALL STOCKPILE AREAS TO REMAIN MORE THAN 14 DAYS SHALL BE STABILIZED PER NOTE THREE ABOVE, JUTE MATTING OR SPRAY EMULSIONS ARE ACCEPTABLE SUBJECT TO APPROVAL OF THE ENGINEER.
20. THE CONTRACTOR SHALL ADHERE TO THE SWPPP REQUIREMENTS WHICH LIMIT DISTURBANCE TO 5 ACRES OR LESS. IF THE CONTRACTOR IS TO DISTURB OVER 5 ACRES, THE TOWN AND OWNER MUST BE NOTIFIED PRIOR TO THE INCREASED DISTURBANCE AND A PLAN MUST BE SUBMITTED FOR APPROVAL SHOWING SCHEDULING AND STABILIZATION MEASURES TO BE PERFORMED.
21. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A PHASING PLAN, TO BE SUBMITTED FOR APPROVAL, PRIOR TO CONTRACT.

Soil Erosion and Sediment Control Notes



1 SKY EXPOSURE PLANE (FRONT & REAR PROPERTY LINES)

1/8"=1'-0"



2 SKY EXPOSURE PLANE (SIDE PROPERTY LINES)

1/8"=1'-0"

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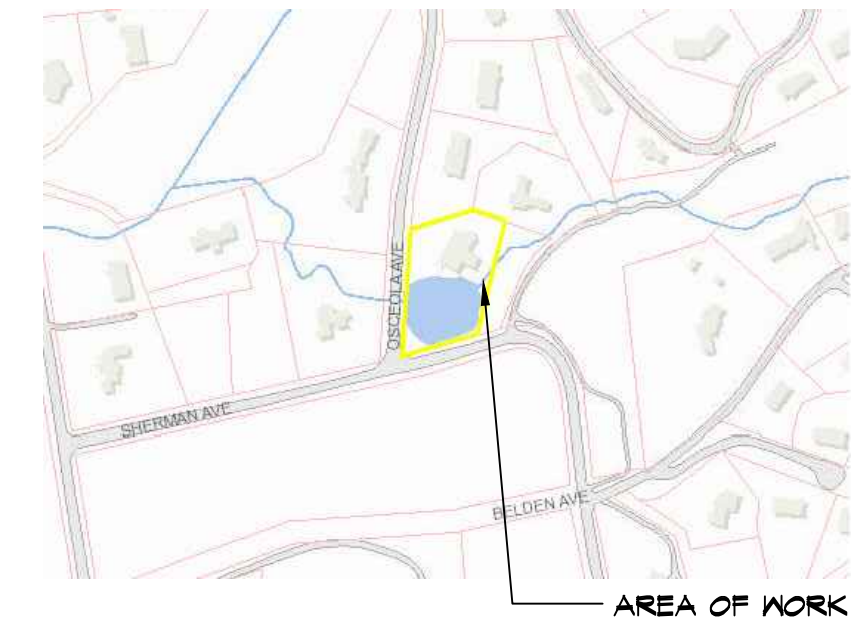
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LOCATION MAP



NOTE:

Drawings may be printed at reduced scale

TAX MAP ID#: 3.50-14-1 ZONE: RES-OF2

LIST OF DRAWINGS

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- A-16 PROPOSED PARTIAL SECOND FLR ELEC PLAN

NO.	DATE	ISSUE/REV.
04	05.04.23	AMENDMENT FIELD CHANGE
03	03.22.23	UPDATE/ DOB FILING
02	01.19.23	REV PER PB/AHRB COMMENT
01	12.12.22	ISSUED FOR AHRB/PB FILING
--	10.11.22	ISSUED FOR DOB FILING

NO.	DATE	ISSUE/REV.
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CLIENT

KENNETH O'CONNOR
2 OSCEOLA AVE
DOBBS FERRY NY 10522

PROJECT

PROPOSED INTERIOR AND EXTERIOR ALTERATION
REMODEL, SECOND FLOOR DORMER ADDITION AND
EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:

2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE

SITE DETAILS & SKY EXPOSURE PLANE

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	211209

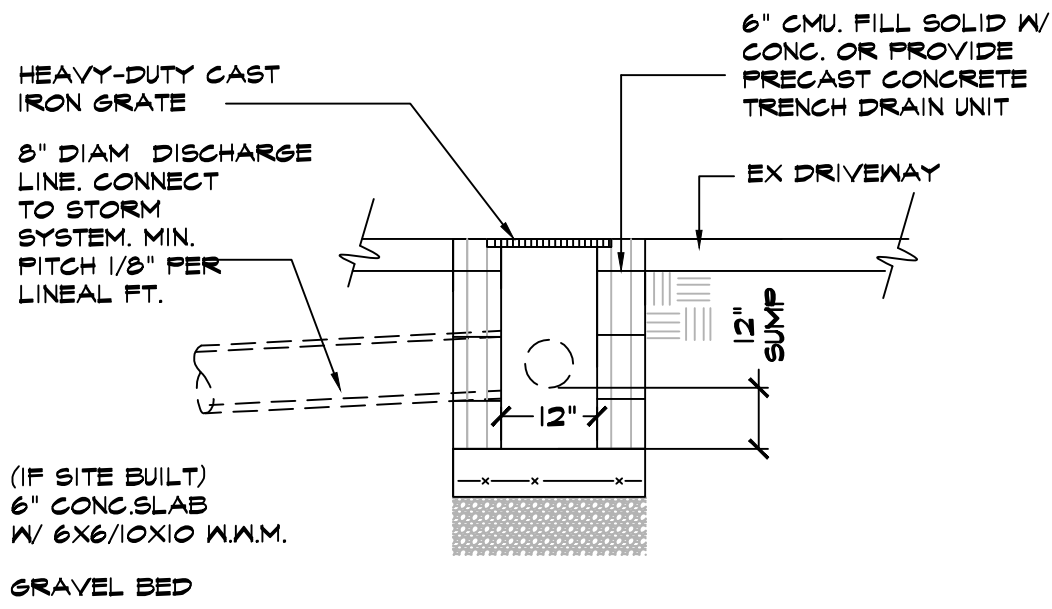
DATE 10.11.22

DRAWING NO.

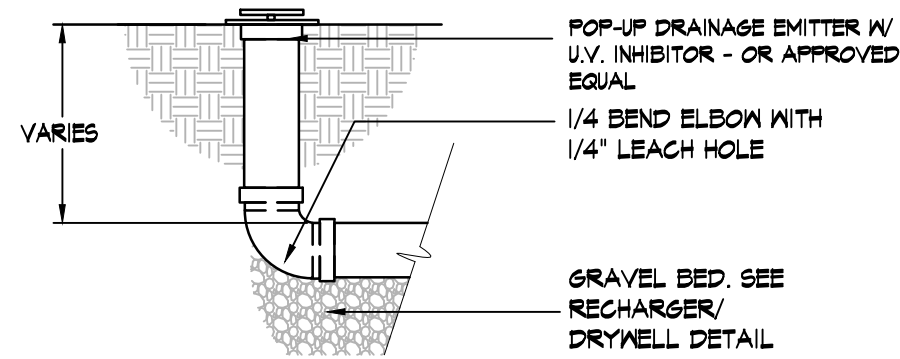


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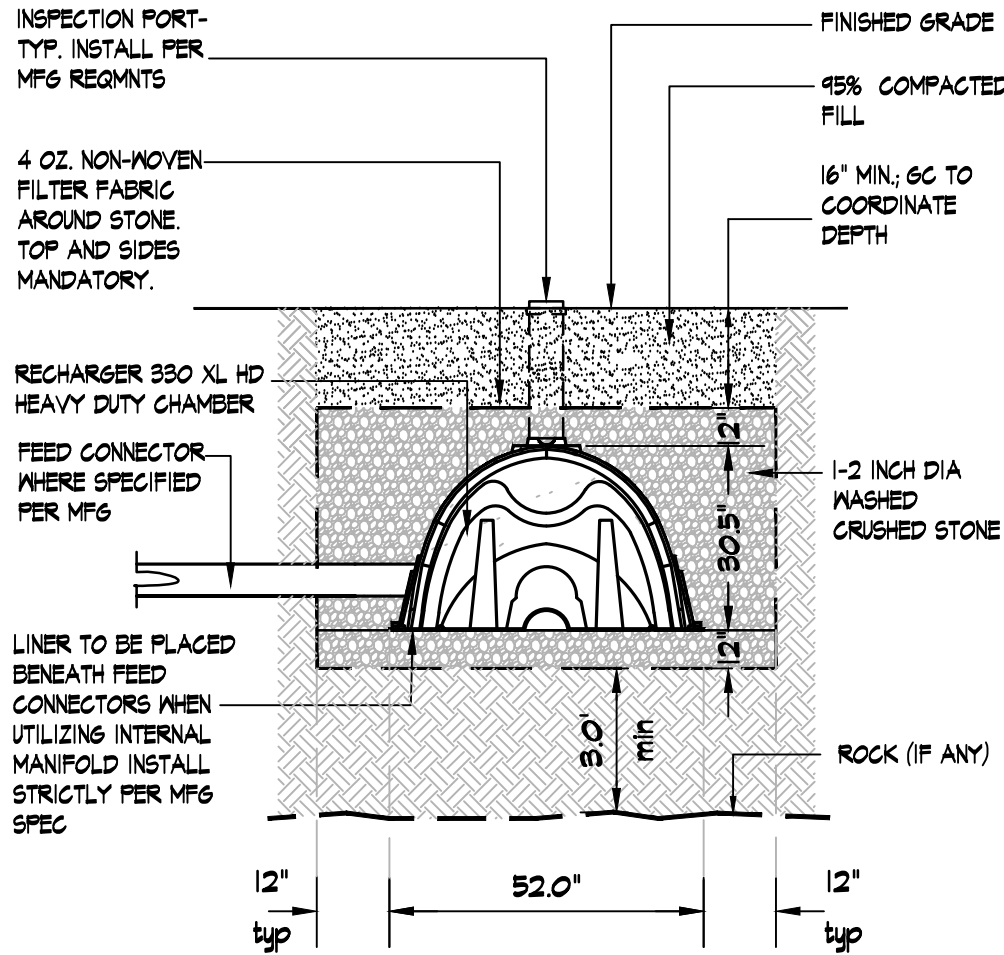
APPLICATION # A2022-0496



TD TRENCH DRAIN DETAIL NTS



SWI OVERFLOW DETAIL NTS



CULTEC RECHARGER GENERAL NOTES:
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS. ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

STORM DRAINAGE CALCULATIONS:

NET INCREASE IN IMPERVIOUS SURFACE AREA = 347 SF

RETENTION SYSTEM REQUIREMENTS FOR SMALL ADDITIONS
VILLAGE OF DOBBS FERRY

- RUNOFF DEPTH, D= 0.358 (4.3 INCHES)
AREA, A = ENTIRE AREA THAT DRAINS TO RETENTION SYSTEM (CU FT)
REQUIRED STORAGE VOLUME, V = A X D

REQUIRED STORAGE VOLUME: 347 SF X 0.358 = 142.1 CU FT

DIRECT RUNOFF PIPE TO EXIST POND ON SITE OR IF NOT PERMITTED BY LOCAL MUNICIPALITY, PROVIDE CULTEC STORMWATER RECHARGER 330XLHD. INSTALLED CHAMBER VOLUME ASSEMBLY SHALL THEREFORE BE 142.1 CU.FT.
- AN EMERGENCY OVERFLOW TO BE PROVIDED
- THE FOLLOWING TYPICAL DETAILS SHOULD BE PROVIDED:

A. SECTION(S) OF THE RETENTION SYSTEM, WHICH INCLUDES THE UNITS MATERIAL 3/4" STONE, GEOTEXTILE FABRIC, AND EMERGENCY OVERFLOW. THE EMERGENCY OVERFLOW MAY BE AN OVERFLOW OUTLET, SURGE PIPE WITH SPLASH BLOCK ETC.
B. ACCESS MANHOLE(S) WITH AN OPENING A MINIMUM OF 24"
C. PRETREATMENT SYSTEM
D. CLEANOUT PORTS

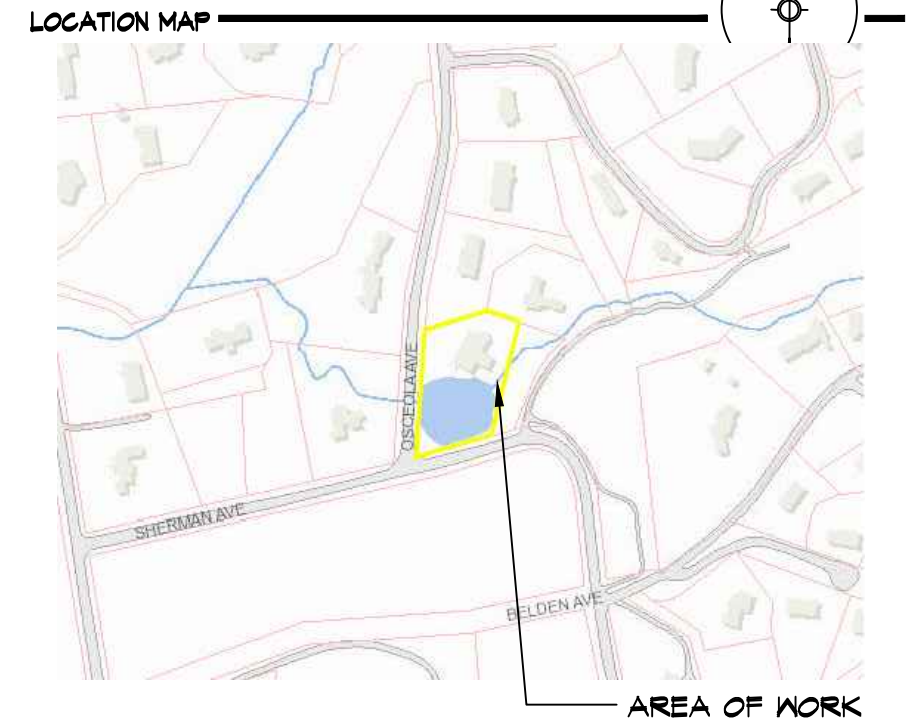
IF DURING THE INSTALLATION OF THE RETENTION SYSTEM, GROUNDWATER OR ROCK IS ENCOUNTERED, THE VILLAGE MUST BE CONTACTED IMMEDIATELY.

SW TYP. 330XL HD STORMWATER RECHARGER DETAIL NTS

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NOTE:
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TAX MAP ID#: 350-14-1 ZONE: RES-OF2

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03	03.22.23	UPDATE/ DOB FILING
02	01.19.23	REV PER PB/AHRB COMMENT
01	12.12.22	ISSUED FOR AHRB/PB FILING
--	10.11.22	ISSUED FOR DOB FILING

NO.	DATE	ISSUE/REV.
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CLIENT
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DOBBS FERRY NY 10522

PROJECT
PROPOSED INTERIOR AND EXTERIOR ALTERATION
REMODEL, SECOND FLOOR DORMER ADDITION AND
EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:
2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE
SITE DETAILS & SKY EXPOSURE PLANE

DRAWN BY JZ/SZ CHECKED BY NF PROJECT NO. 211209

DATE 10.11.22
DRAWING NO.



T-5

DEMOLITION NOTES:

- DEMOLITION CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR THE PROJECT AND NOTIFY ARCHITECT AND/OR THE CLIENT OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF CONSTRUCTION.
- DEMOLITION SHALL BE DONE IN NEAT WORKMANLIKE MANNER WITHIN THE LIMITS INDICATED IN THE DRAWINGS AND IN ALL CASES TO THE EXTENT NEEDED TO PRODUCE THE INTENDED WORK.
A) GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL DEBRIS AND DISCARDED MATERIALS &/OR EQUIPMENT AS INDICATED WITHIN THE SPACE.
B) GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF MATERIALS FROM RESIDENCE PREMISES ON A DAILY BASIS. DO NOT MIX CONSTRUCTION DEBRIS WITH THAT OF THE RESIDENTS.
C) IMMEDIATELY CLEAN AND REMOVE ALL DEBRIS FROM HALLWAYS & ROOMS AFTER DEMOLITION OPERATION AND BEFORE COMMENCEMENT OF THE NORMAL WORK DAY.
- S.G. TO COORDINATE DEMOLITION WITH ALL TRADES. IT IS THE S.G.'S RESPONSIBILITY TO DETERMINE WHICH ITEMS ARE TO BE REMOVED, WHICH ARE TO REMAIN AND WHICH NEED TO BE PROTECTED, AS REQUIRED, DURING DEMOLITION (INCLUDING, BUT NOT LIMITED TO, PARTITIONS, FINISHES, DOORS, FRAMES, HARDWARE AND ELECTRICAL CIRCUITRY).
- S.G. IS RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS TO REMAIN THROUGH THE ENTIRE COURSE OF DEMOLITION AND CONSTRUCTION (INCLUDING, BUT NOT LIMITED TO, PARTITIONS, FINISHES, DOORS, FRAMES, HARDWARE AND ELECTRICAL CIRCUITRY). CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGE WHICH MIGHT OCCUR.
- PATCH AND REPAIR AS REQUIRED ALL EXISTING PARTITIONS TO REMAIN WHERE AN EXISTING PARTITION THAT INTERSECTED THE PARTITION IS REMOVED. PREPARE ALL SURFACES TO RECEIVE NEW FINISHES AS SPECIFIED.
- ALL UNUSED PLUMBING, SHEET METAL DUCTS, AND EQUIPMENT LINES MUST BE REMOVED & CAPPED AT THE MAIN RISER OR BRANCH CONNECTION. PATCH ALL EXISTING CONSTRUCTION TO REMAIN AS REQUIRED (V.I.F.) TO ACCOMMODATE DEMOLITION & SCOPE OF ALL NEW WORK.

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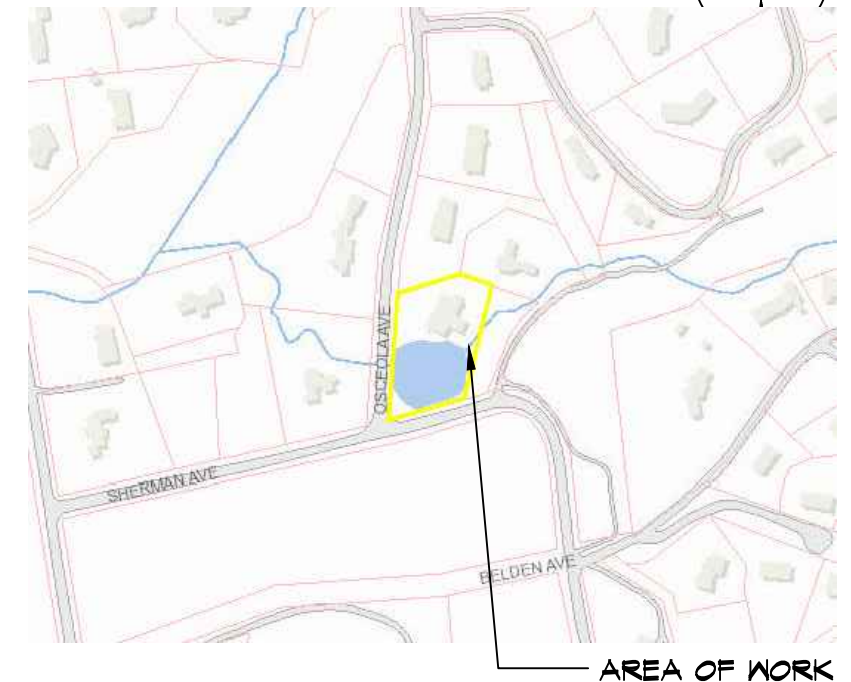
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LOCATION MAP



NOTE:

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TAX MAP ID#: 3.50-14-1

ZONE: RES-OF2

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03	03.22.23	UPDATE/ DOB FILING
02	01.19.23	REV PER PB/AHRE COMMENT
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NO.	DATE	ISSUE/REV.
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CLIENT

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2 OSCEOLA AVE
DOBBS FERRY NY 10522

PROJECT

PROPOSED INTERIOR AND EXTERIOR ALTERATION
REMODEL, SECOND FLOOR DORMER ADDITION AND
EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:

2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE

EXIST BASEMENT PLAN

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	211209

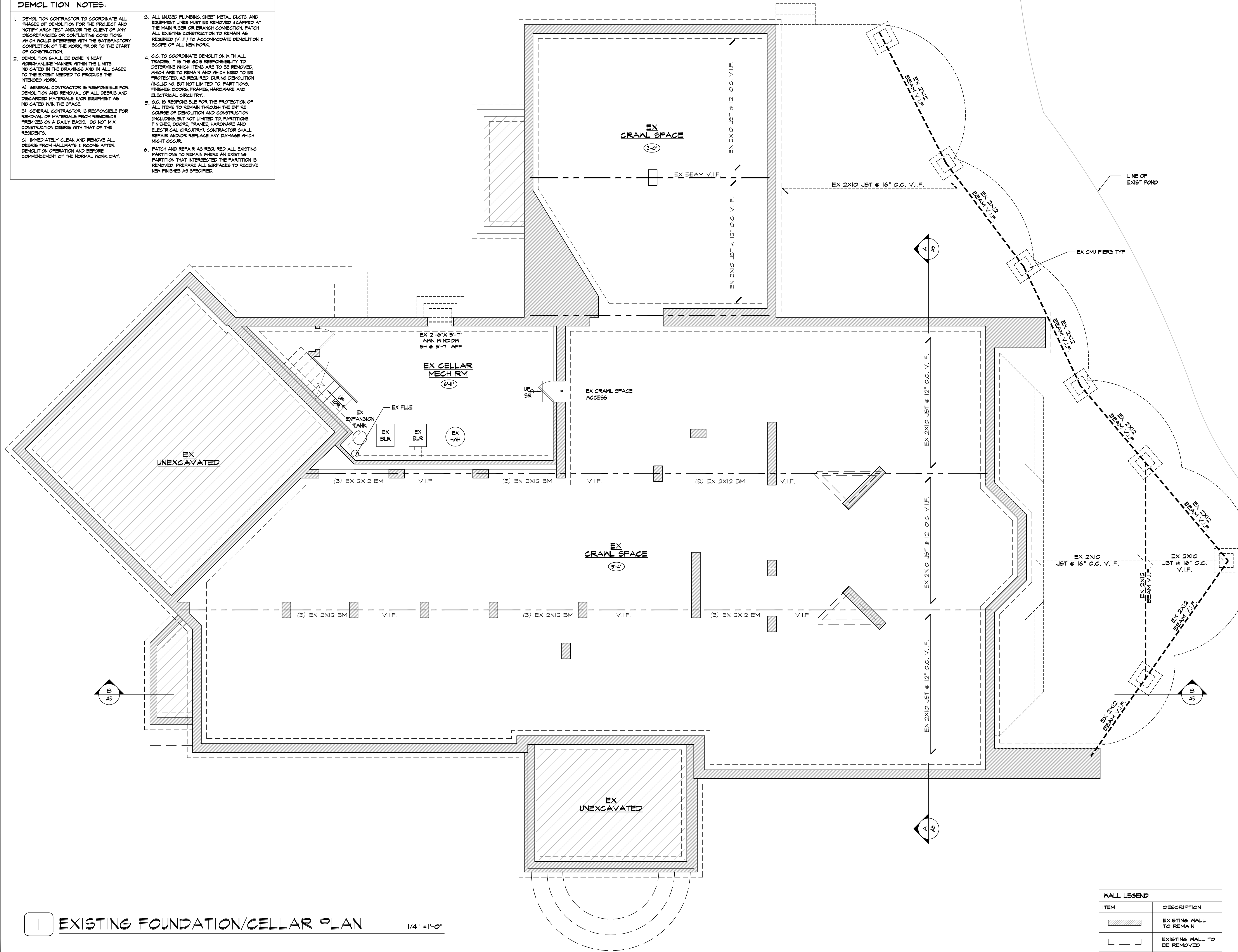
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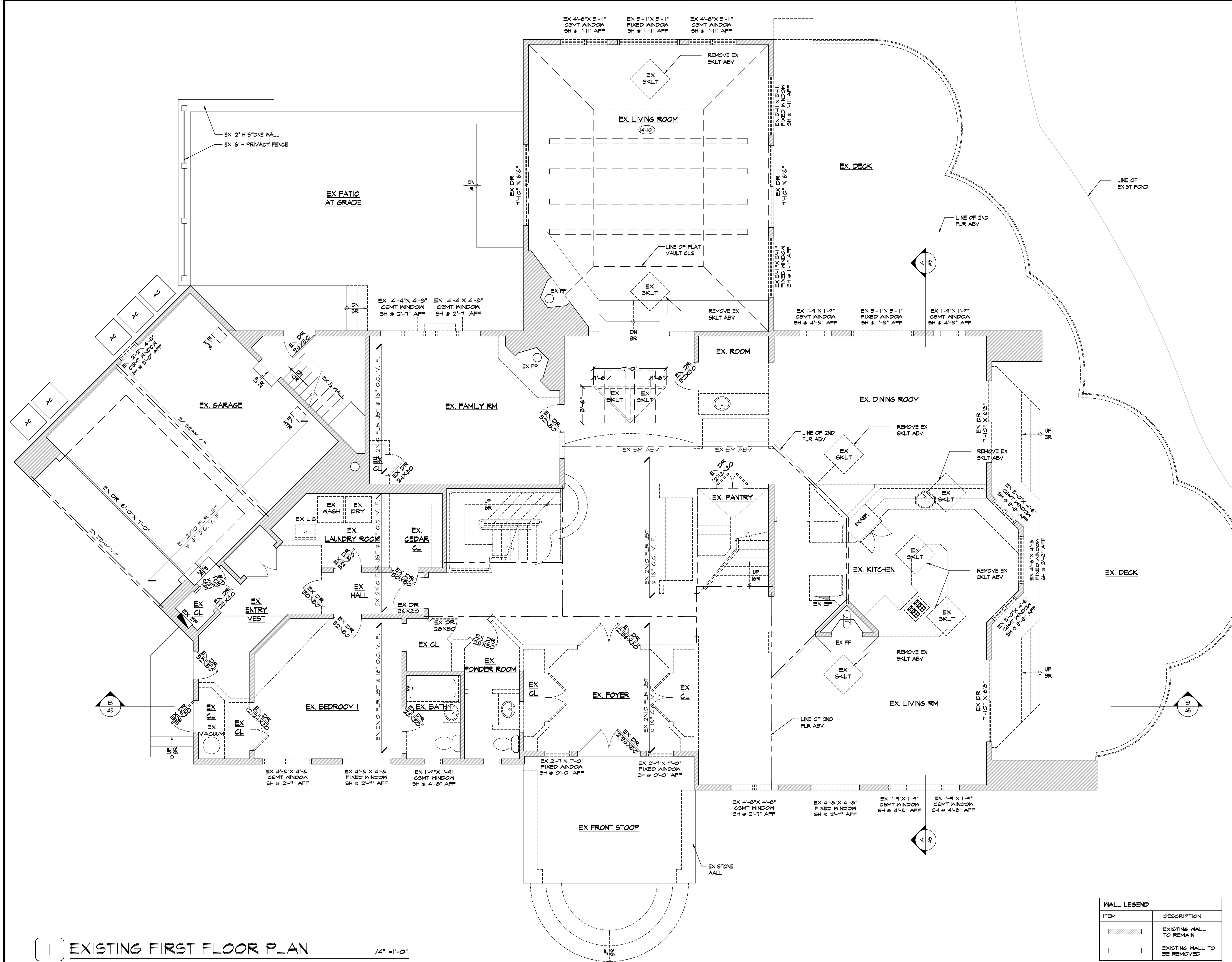
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APPLICATION # A2022-0486



EXISTING FOUNDATION/CELLAR PLAN

1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
EXIST CEILING HT 8'-10" UNO
1/4" = 1'-0"

WALL LEGEND	
ITEM	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

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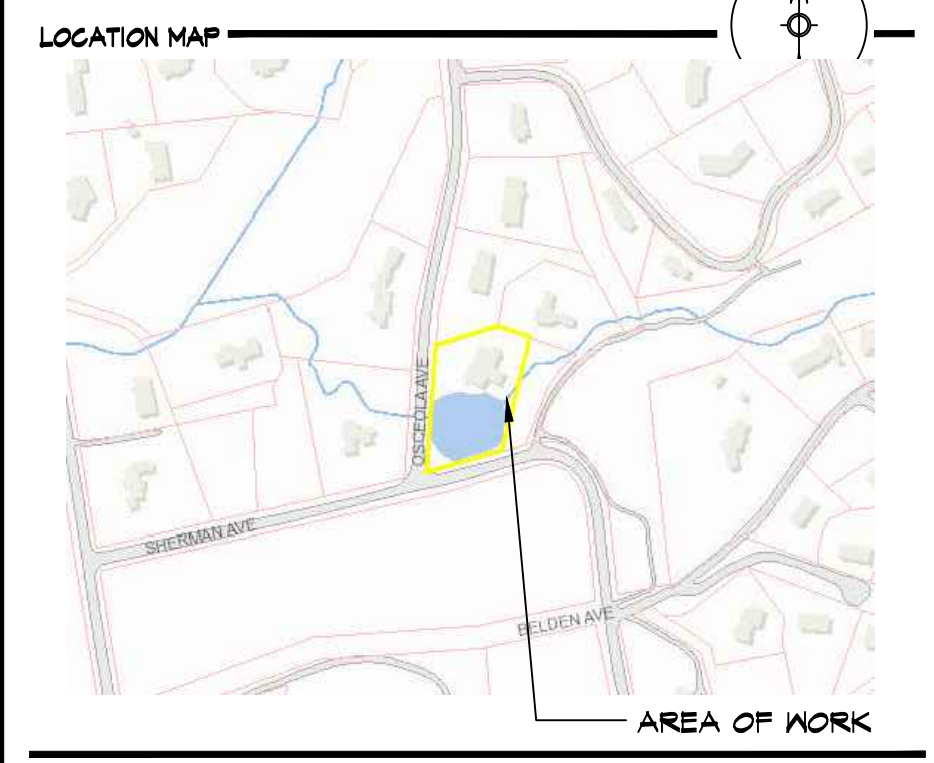
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General Notes

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NOTE:
Drawings may be printed at reduced scale

TAX MAP ID#:	3.50-14-1	ZONE:	RES-OF2
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- LIST OF DRAWINGS**
- T-1 PROP PLOT PLAN, ZONING INFO & NOTES
 - T-2 ZONING, AERIAL, METLAND & FLOOD PLANE MAPS
 - T-3 STREETSCAPE & EXISTING HOUSE PHOTOS
 - A-4 SITE DETAILS & SKY EXPOSURE PLANE
 - A-1 EXIST BASEMENT PLAN
 - A-2 EXIST 1ST FLOOR PLAN
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 - A-16 PROPOSED PARTIAL SECOND FLR ELEC PLAN

03	03.22.23	UPDATE/ DOB FILING
02	01.19.23	REV PER PB/AHRE COMMENT
01	12.12.22	ISSUED FOR AHRB/PB FILING
--	10.11.22	ISSUED FOR DOB FILING

NO.	DATE	ISSUE/REV.
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CLIENT
KENNETH O'CONNOR
2 OSCEOLA AVE
DOBBS FERRY NY 10522

PROJECT
PROPOSED INTERIOR AND EXTERIOR ALTERATION
REMODEL, SECOND FLOOR DORMER ADDITION AND
EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:

2 OSCEOLA AVE DOBBS FERRY NY 10522

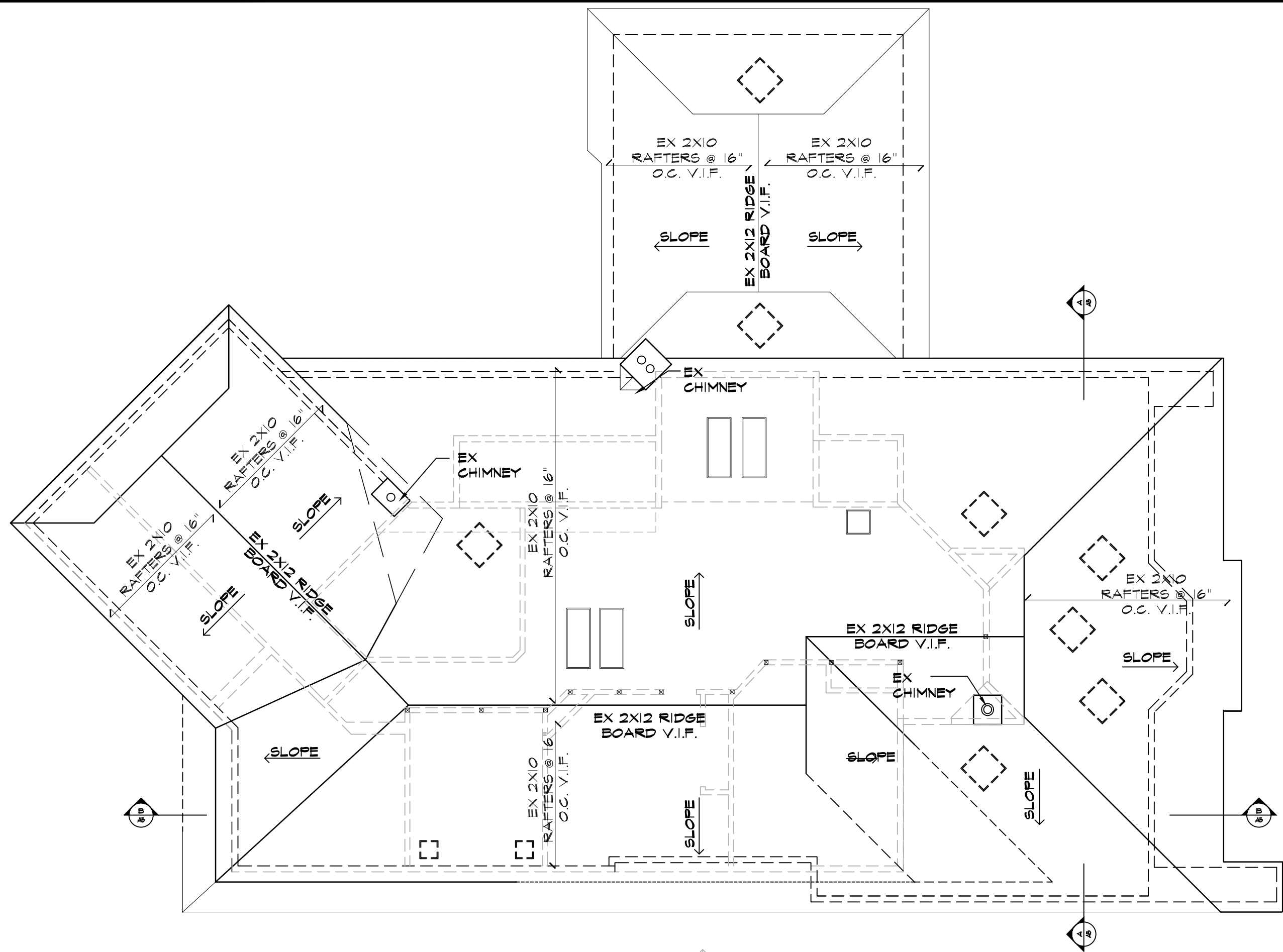
DRAWINGS TITLE
EXIST 1ST FLOOR PLAN

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	211209
DATE		10.11.22
DRAWING NO.		

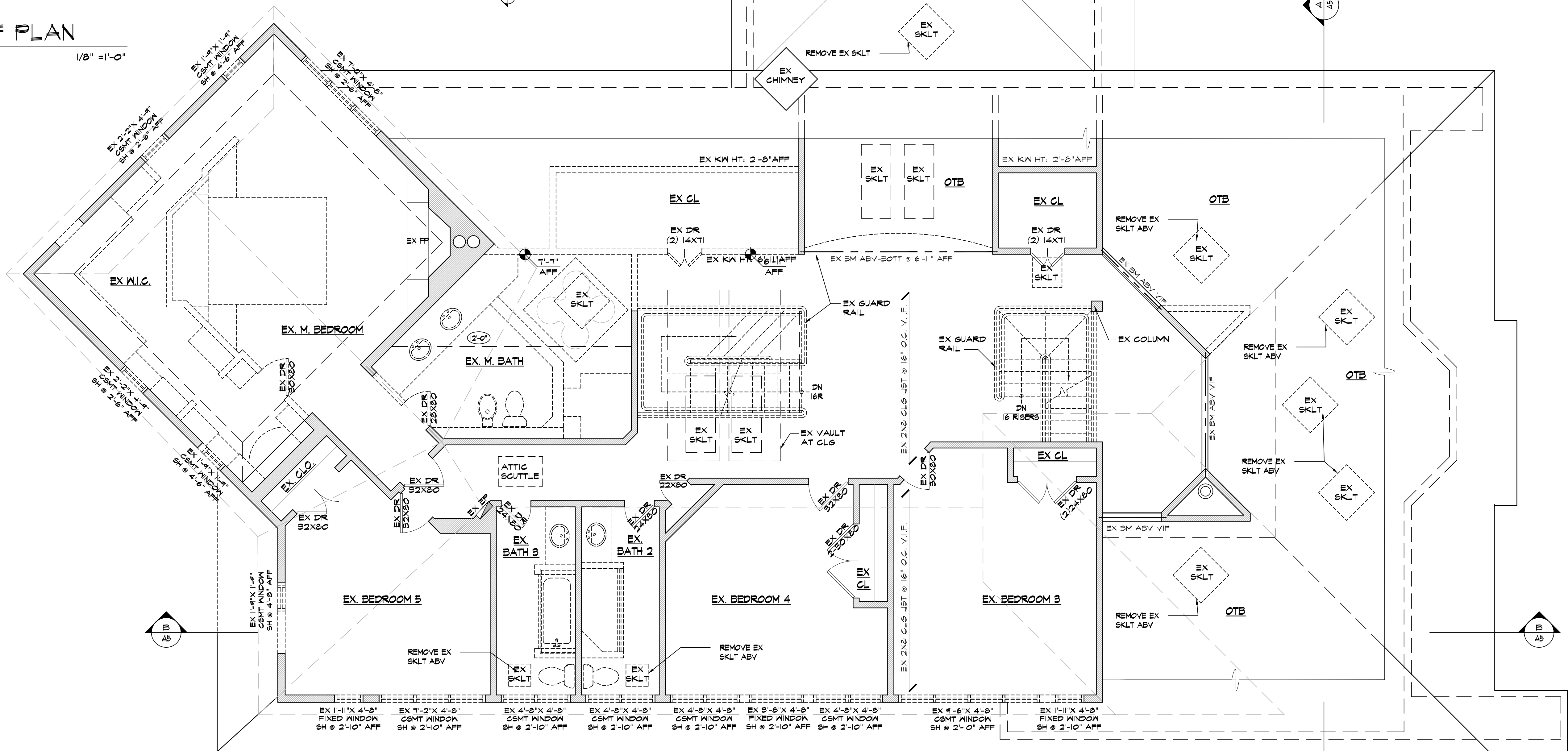
REGISTERED
ARCHITECT
NICHOLAS L. FAUSTINI
STATE OF NEW YORK
#33388-1

A=2

APPLICATION # A2022-0486



1 EX ROOF PLAN
1/8" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"
EXIST CEILING HT 8'-10" UNO

WALL LEGEND	
ITEM	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

Nicholas L. Faustini Architect PC

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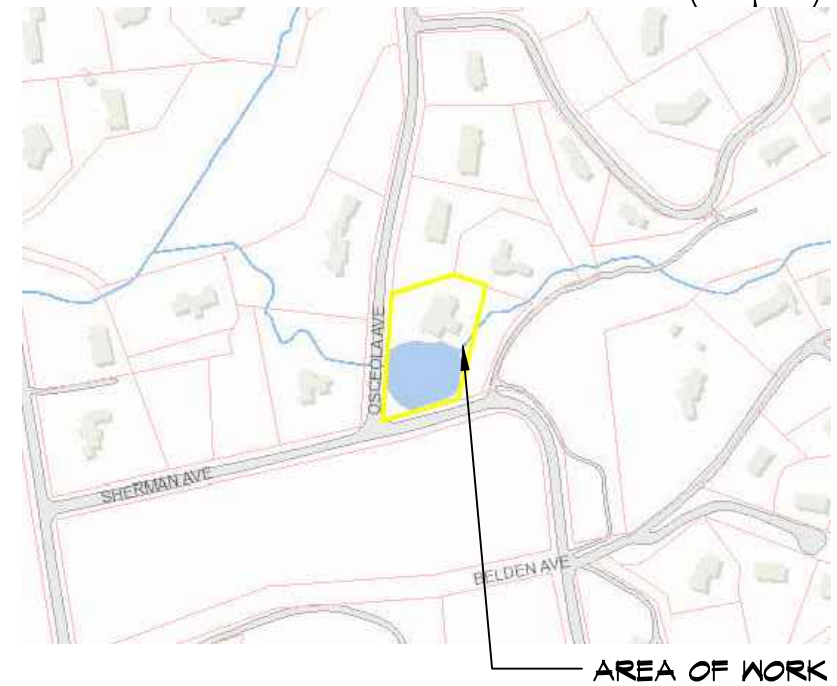
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2 OSCEOLA AVE
DOBBS FERRY NY 10522

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2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE

EXIST 2ND FLOOR PLAN & ROOF PLAN

DRAWN BY JZ/SZ CHECKED BY NF PROJECT NO. 211209

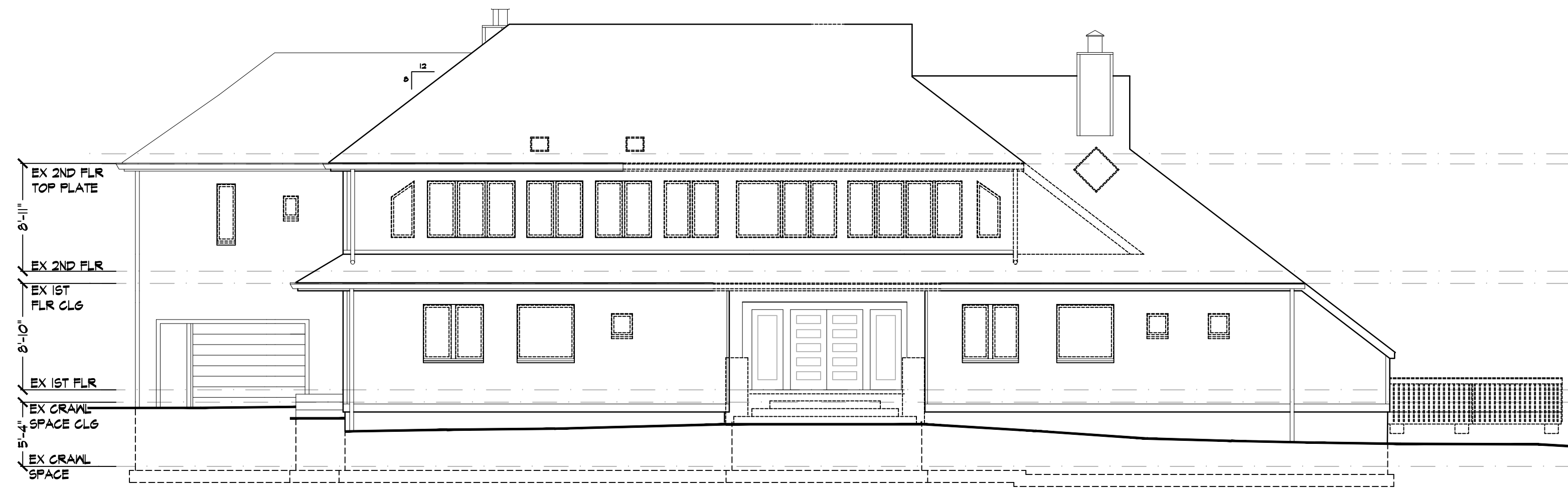
DATE 10.11.22

DRAWING NO.



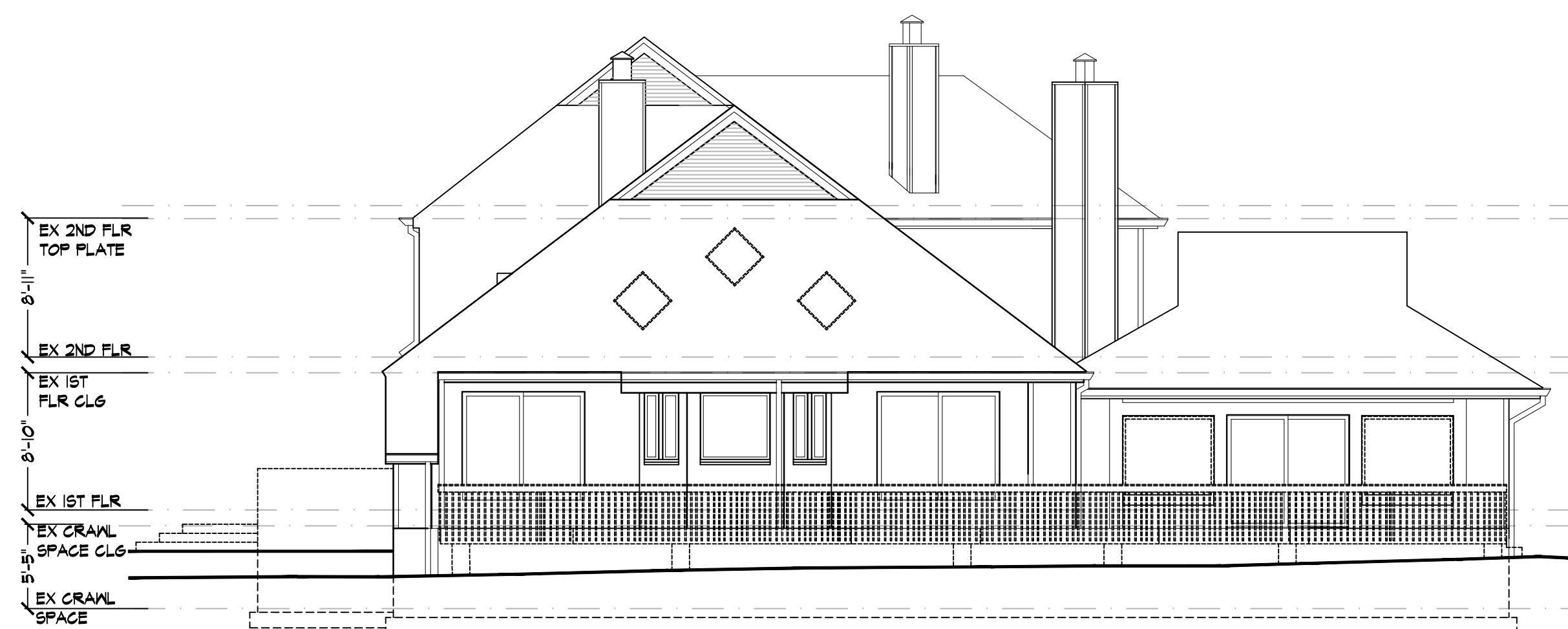
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APPLICATION # A2022-0486



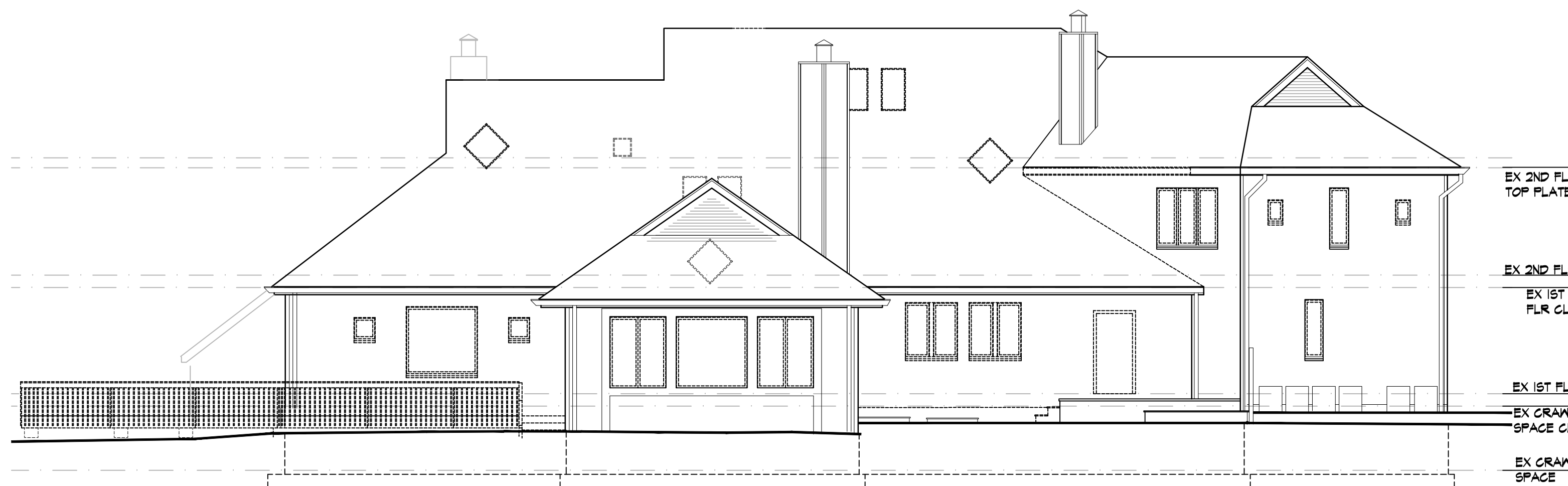
1 EXISTING FRONT ELEVATION

1/8" = 1'-0"



2 EXISTING RIGHT SIDE ELEVATION

1/8" = 1'-0"



3 EXISTING REAR ELEVATION

1/8" = 1'-0"



4 EXISTING LEFT SIDE ELEVATION

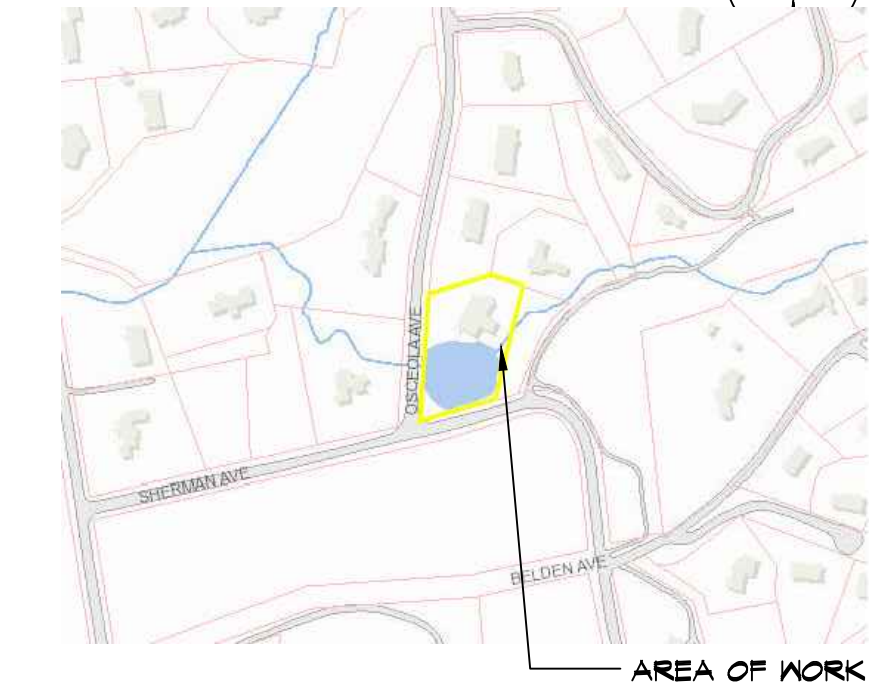
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DRAWINGS TITLE

EXIST ELEVATIONS & SECTIONS

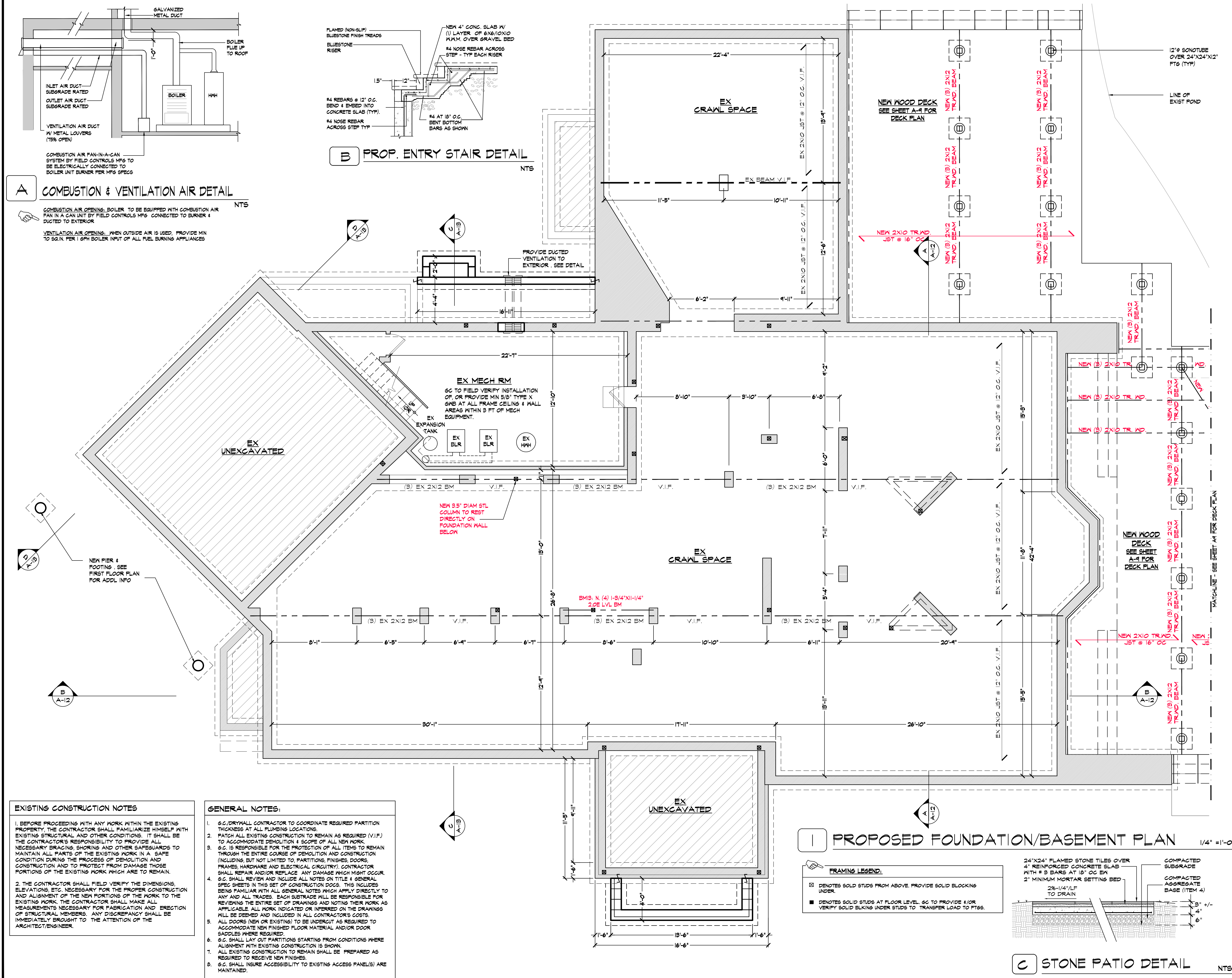
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JZ/SZ	NF	211209

DATE 10.11.22

DRAWING NO.



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Nicholas L. Faustini Architect PC

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ZONING, AERIAL, METLAND & FLOOD PLANE MAPS

T-3

STREETSCAPE & EXISTING HOUSE PHOTOS

A-4

SITE DETAILS & SKY EXPOSURE PLANE

A-1

EXIST BASEMENT PLAN

A-2

EXIST 1ST FLOOR PLAN

A-3

EXIST 2ND FLOOR PLAN & ROOF PLAN

A-4

EXIST ELEVATIONS & SECTIONS

A-5

PROPOSED BASEMENT PLAN

A-6

PROPOSED 1ST FLOOR PLAN

A-7

PROPOSED 2ND FLOOR PLAN

A-8

PROPOSED ROOF PLAN

A-9

PROPOSED PATIO FOUNDATION PLAN & FLR PLAN

A-10

PROPOSED ELEVATIONS

A-11

PROPOSED CROSS SECTIONS

A-12

PROPOSED CROSS SECTIONS

A-13

PROPOSED CROSS SECTIONS

A-14

DETAILS, WINDOW & DOOR SCHEDULE

A-15

PROPOSED PARTIAL FIRST FLR ELEC PLAN

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PROPOSED PARTIAL SECOND FLR ELEC PLAN

03

03.22.23

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02

01.14.23

REV PER FB/AHRE COMMENT

01

12.12.22

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NO.

DATE

ISSUE/REV.

CLIENT

KENNETH O'CONNOR

2 OSCEOLA AVE

DOBBS FERRY NY 10522

PROJECT

PROPOSED INTERIOR AND EXTERIOR ALTERATION

REMODEL, SECOND FLOOR DORMER ADDITION AND

EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:

2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE

PROPOSED BASEMENT PLAN

DRAWN BY

CHECKED BY

PROJECT NO.

JZ/SZ

NF

211209

DATE

10.11.22

DRAWING NO.

A-5

REGISTERED

NICHOLAS L. FAUSTINI

ARCHITECT

STATE OF NEW YORK

003388-1

APPLICATION # A2022-0486

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CLIENT

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2 OSCEOLA AVE
DOBBS FERRY NY 10522

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PROPOSED INTERIOR AND EXTERIOR ALTERATION
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2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE

PROPOSED 1ST FLOOR PLAN

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	2112091

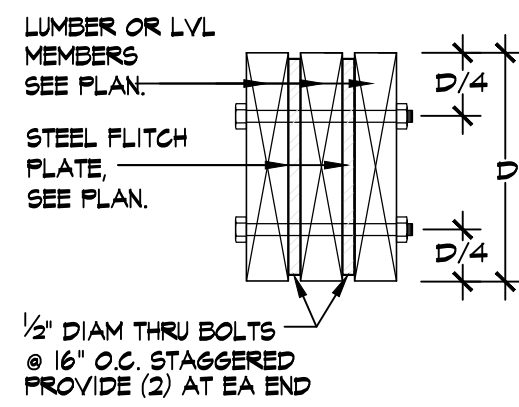
DATE 10.11.22

DRAWING NO.

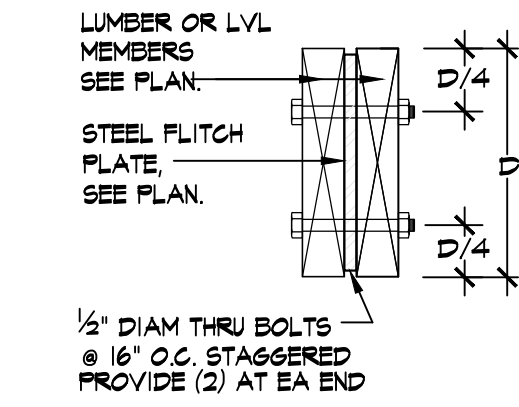


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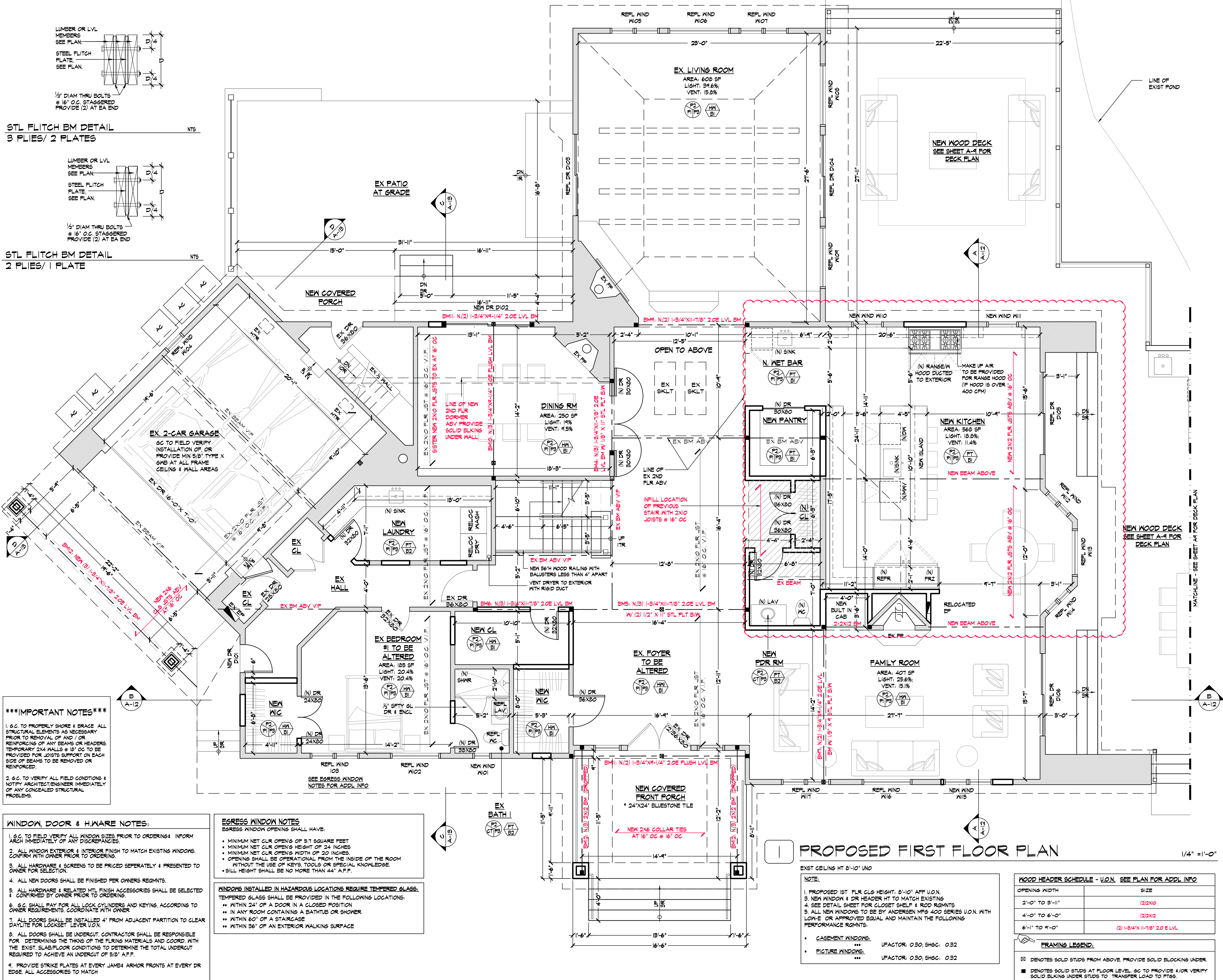
APPLICATION # A2022-0486

STL FLITCH BM DETAIL
3 PLIES/ 2 PLATES

NTS

STL FLITCH BM DETAIL
2 PLIES/ 1 PLATE

NTS



IMPORTANT NOTES

1. S.C. TO PROPERLY SHORE & BRACE ALL STRUCTURAL ELEMENTS AS NECESSARY PRIOR TO REMOVAL OF AND/OR REINFORCING OF ANY BEAMS OR HEADERS. TEMPORARY 2X4 NAILS @ 18" O.C. TO BE PROVIDED FOR JOISTS SUPPORT ON EACH SIDE OF BEAMS TO BE REMOVED OR REINFORCED.
2. S.C. TO VERIFY ALL FIELD CONDITIONS & NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY CONCEALED STRUCTURAL PROBLEMS.

WINDOW, DOOR & H.WARE NOTES:

1. S.C. TO FIELD VERIFY ALL WINDOW SIZES PRIOR TO ORDERING. INFORM ARCH IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL WINDOW EXTERIOR & INTERIOR FINISH TO MATCH EXISTING WINDOWS. CONFIRM WITH OWNER PRIOR TO ORDERING.
3. ALL HARDWARE & SCREENS TO BE PRICED SEPARATELY & PRESENTED TO OWNER FOR SELECTION.
4. ALL NEW DOORS SHALL BE FINISHED PER OWNERS REQMTS.
5. ALL HARDWARE & RELATED MTL FINISH ACCESSORIES SHALL BE SELECTED & CONFIRMED BY OWNER PRIOR TO ORDERING.
6. S.C. SHALL PAY FOR ALL LOCK CYLINDERS AND KEYS, ACCORDING TO OWNER REQUIREMENTS. COORDINATE WITH OWNER.
7. ALL DOORS SHALL BE INSTALLED 4" FROM ADJACENT PARTITION TO CLEAR DAYLIGHT FOR LOCKSET LEVER U.O.N.
8. ALL DOORS SHALL BE UNDERCUT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE THICKS OF THE FLIRING MATERIALS AND COORD. WITH THE EXIST. SLAB/FLOOR CONDITIONS TO DETERMINE THE TOTAL UNDERCUT REQUIRED TO ACHIEVE AN UNDERCUT OF 5/8" A.F.F.
9. PROVIDE STRIKE PLATES AT EVERY JAMB & ARMOR FRONTS AT EVERY DR EDGE. ALL ACCESSORIES TO MATCH

EGRESS WINDOW NOTES

EGRESS WINDOW OPENING SHALL HAVE:

- MINIMUM NET CLR OPENING OF 5.7 SQUARE FEET
- MINIMUM NET CLR OPENING HEIGHT OF 24 INCHES
- MINIMUM NET CLR OPENING WIDTH OF 20 INCHES
- OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
- SILL HEIGHT SHALL BE NO MORE THAN 44" A.F.F.

WINDOWS INSTALLED IN HAZARDOUS LOCATIONS REQUIRE TEMPERED GLASS.

TEMPERED GLASS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

- WITHIN 24" OF A DOOR IN A CLOSED POSITION
- IN ANY ROOM CONTAINING A BATHTUB OR SHOWER
- WITHIN 60" OF A STAIRCASE
- WITHIN 36" OF AN EXTERIOR WALKING SURFACE

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

EXIST CEILING HT 8'-10" U.N.O

NOTE:

1. PROPOSED 1ST FLR CLG HEIGHT, 8'-10" AFF U.O.N.
2. NEW WINDOW & DR HEADER HT TO MATCH EXISTING
3. SEE DETAIL SHEET FOR CLOSET SHELF & ROD REQMTS
4. ALL NEW WINDOWS TO BE BY ANDERSEN MFG 400 SERIES U.O.N. WITH LOW-E OR APPROVED EQUAL AND MAINTAIN THE FOLLOWING PERFORMANCE REQMTS:

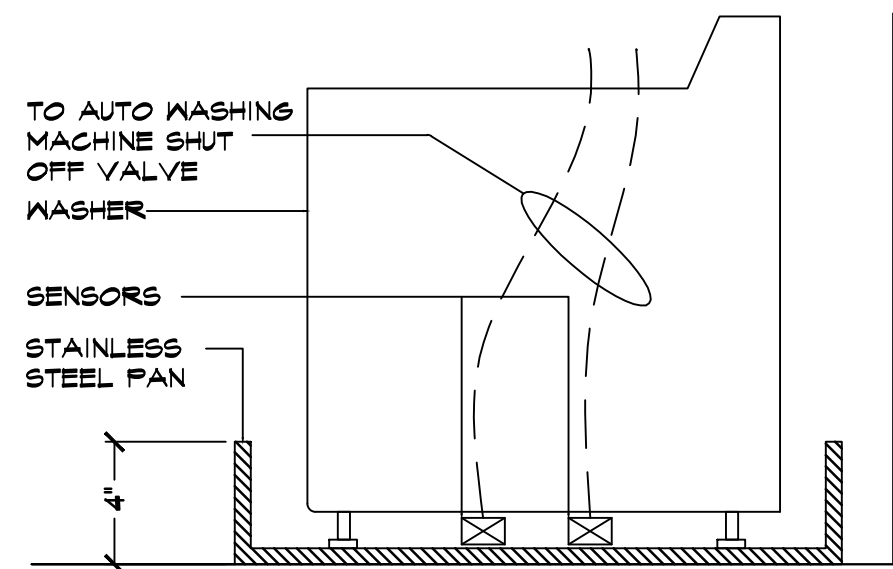
- CASEMENT WINDOWS: UFACTOR: 0.30; SHGC: 0.32
- PICTURE WINDOWS: UFACTOR: 0.30; SHGC: 0.32

WOOD HEADER SCHEDULE - U.O.N. SEE PLAN FOR ADDL INFO

OPENING WIDTH	SIZE
2'-0" TO 3'-11"	(2)2X10
4'-0" TO 6'-0"	(2)2X12
6'-1" TO 9'-0"	(2)1-3/4"X11-7/8" 2.0E LVL

FRAMING LEGEND:

- ☒ DENOTES SOLID STUDS FROM ABOVE. PROVIDE SOLID BLOCKING UNDER.
- DENOTES SOLID STUDS AT FLOOR LEVEL. S.C. TO PROVIDE & VERIFY SOLID BLKING UNDER STUDS TO TRANSFER LOAD TO FTGS.



NOTES: CLOTHES WASHER SHALL BE LOCATED WITHIN A CURBED WATERPROOF COPPER, STAINLESS STEEL, FIBERGLASS OR PREFAB WASHING MACHINE DRIP PAN. THE WASHER MUST BE CONNECTED TO AN AUTOMATIC SHUT-OFF AND LEAK DETECTION SYSTEM SIMILAR TO FLOODSTOP F89 4H-80 BY ONSITE PRO INC. MANUAL SHUT OFF VALVES ARE TO BE PROVIDED IN ADDITION TO THE AUTOMATIC SHUT-OFF SYSTEM AND ARE TO BE ACCESSIBLE WHEN THE APPLIANCE IS IN PLACE. SOFT-SEATED, SPRING LOADED CHECK VALVES AND VACUUM BREAKERS AT BOTH HOT AND COLD WATER SUPPLY ARE ALSO REQUIRED ADJACENT TO THE SHUT OFF VALVES. THE WASHER IS TO BE EQUIPPED WITH A 200 PSI RATED HIGH TEMPERATURE WASHER HOSES WITH 200 PSI BRASS OR EQUIVALENT ENDS. A 2" VENTED STANDING WASTE LINE IS TO BE PROVIDED TO THE WASTE STACK.

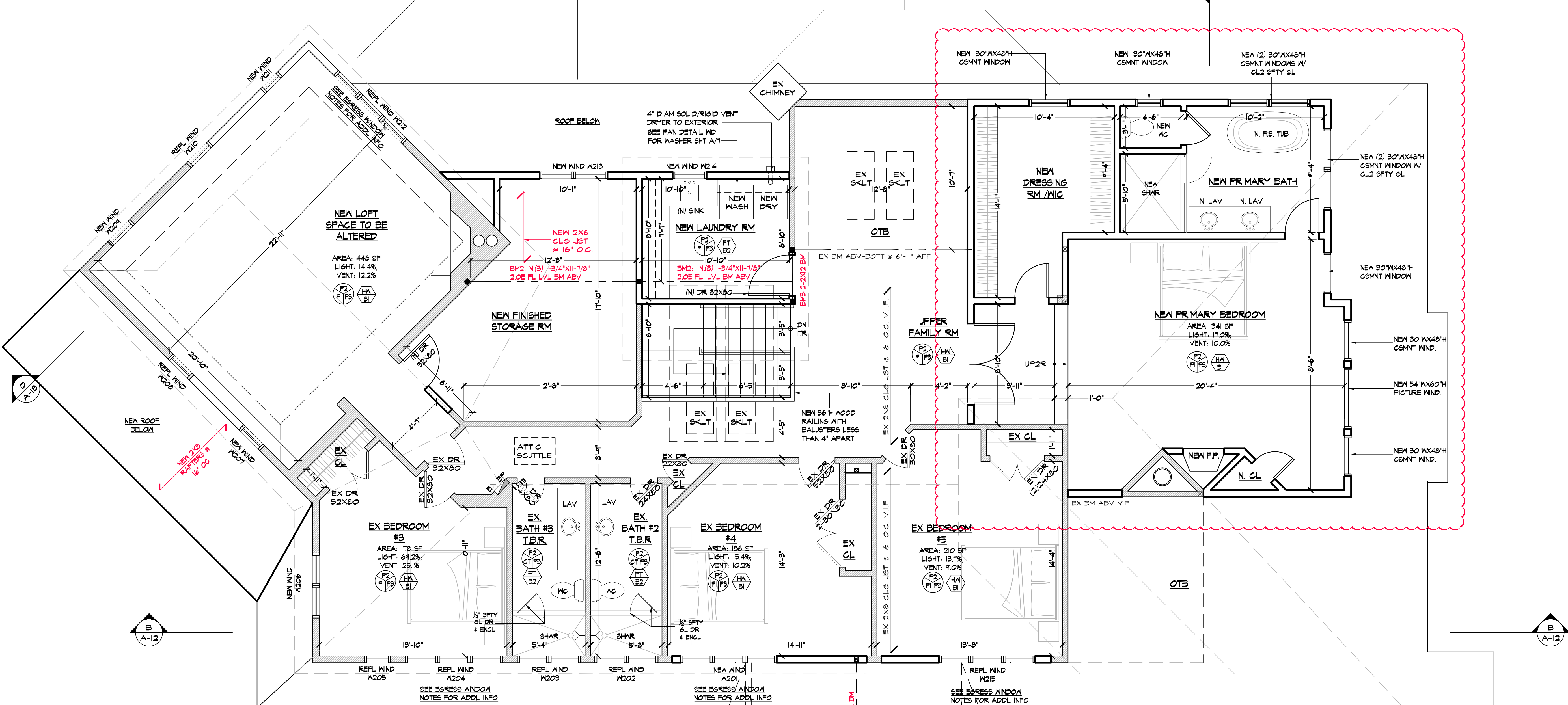
WASHER/ DRYER AREA DETAIL

INTERIOR STAIR DETAIL

NTS



WASHER/ DRYER AREA DETAIL



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

NOTE:

- PROPOSED 2ND FLR CLG HEIGHT: 8'-10" AFF U.O.N.
- NEW WINDOW & DR HEADER HT TO MATCH EXISTING
- SEE DETAIL SHEET X FOR CLOSET SHELF & ROD ROAMTS
- ALL NEW WINDOWS TO BE BY ANDERSEN MP6 400 SERIES U.O.N. WITH LOW-E OR APPROVED EQUAL AND MAINTAIN THE FOLLOWING PERFORMANCE RQMTS:

- CASEMENT WINDOWS: *** UFACTOR: 0.30; SHGC: 0.32
- PICTURE WINDOWS: *** UFACTOR: 0.30; SHGC: 0.32

FINISH SPECIFICATIONS:

PAINT: (TYP WALL PAINT) FINISH: EGGSHELL	EX HARDWOOD FLOORING REPAIR/REPLACE/REFINISH
NEW INTD MOIST RESIST GPD & MIN. 1/2" H. CERAMIC TILE OVER CEMENT BED AT TUB & SHWR ALCOVES	NEW CERAMIC FLOOR TILE OVER 1/4" HARDIE-BRD & EXST. SUBFLR
PAINT: (TYP DRS & TRIM) COLOR: TBD FIN: SEMI-GLOSS	EX WOOD BASE, WINDOW & DOOR SPOKING TRIM/MOLDING
PAINT: (TYP CLG PAINT) FINISH: FLAT	NEW TILE BASE MOLDING
	NEW HARDWOOD FLOORING

TYPICAL BATH NOTE

- SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. EXTENDED TO FULL HEIGHT
- GC TO PROVIDE CEMENT BOARD AT ALL SHOWER WALLS & GREENBOARD (MIR) AT ALL OTHER BATH WALLS

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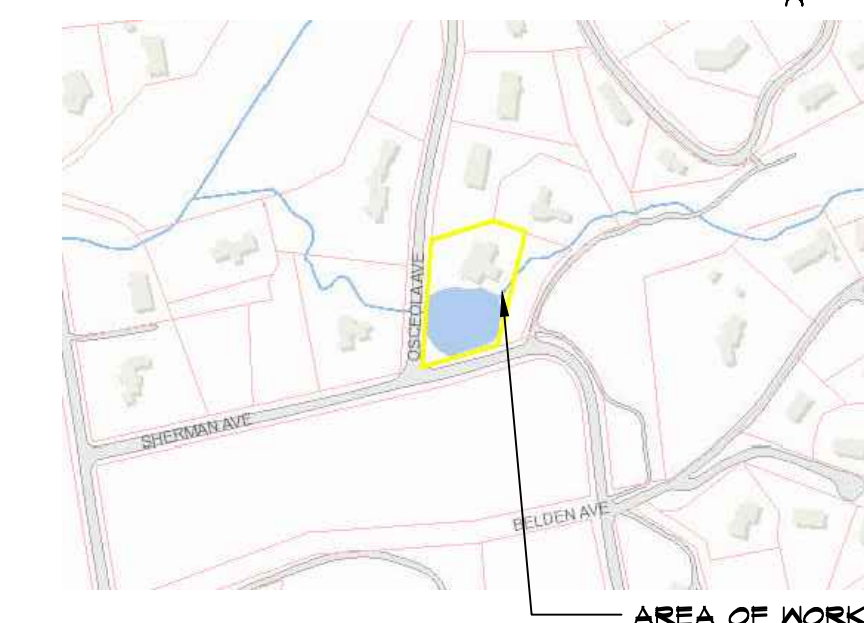
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EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:

2 OSCEOLA AVE DOBBS FERRY NY 10522

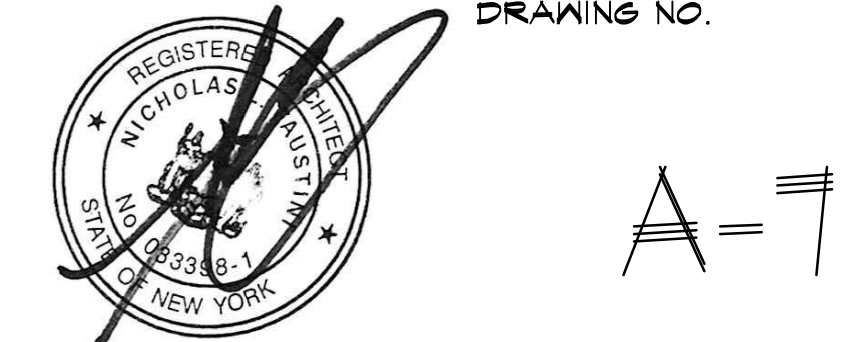
DRAWINGS TITLE

PROPOSED 2ND FLOOR PLAN

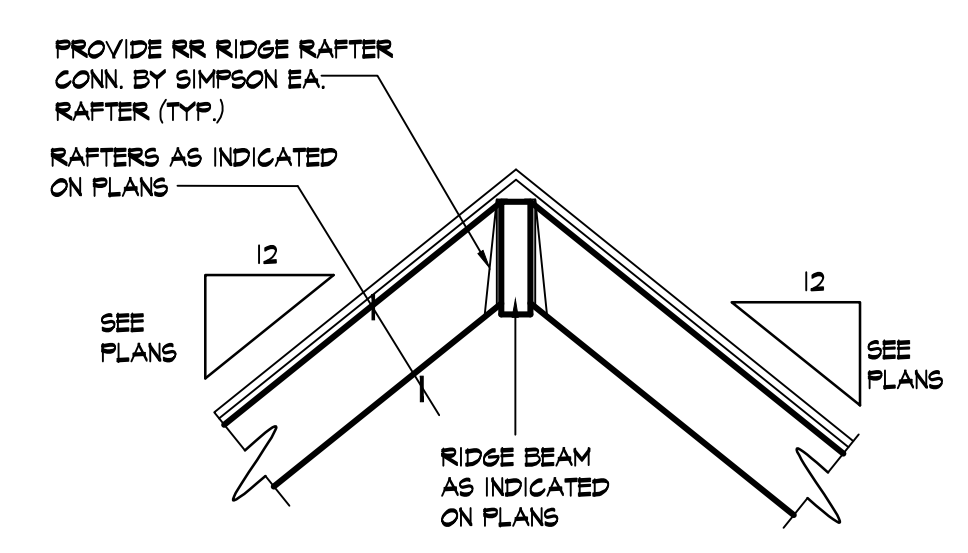
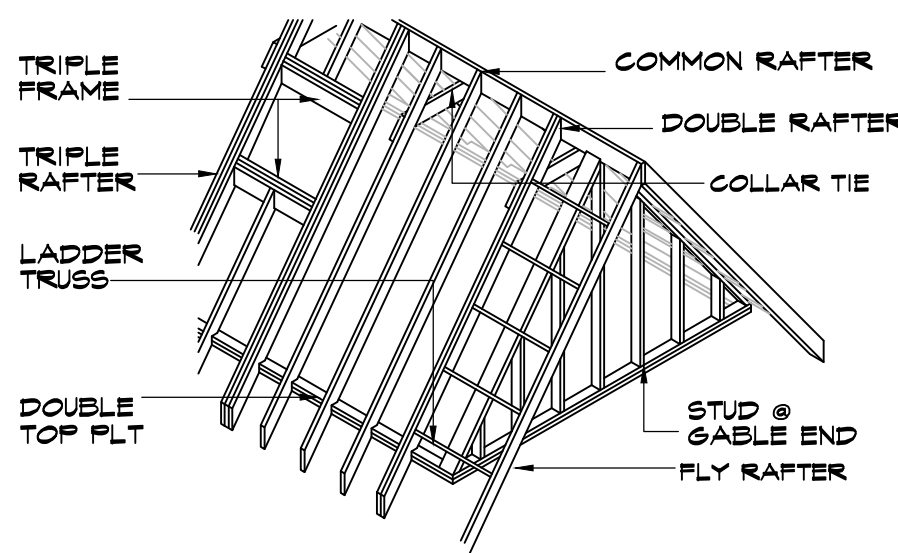
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DATE 10.11.22

DRAWING NO.

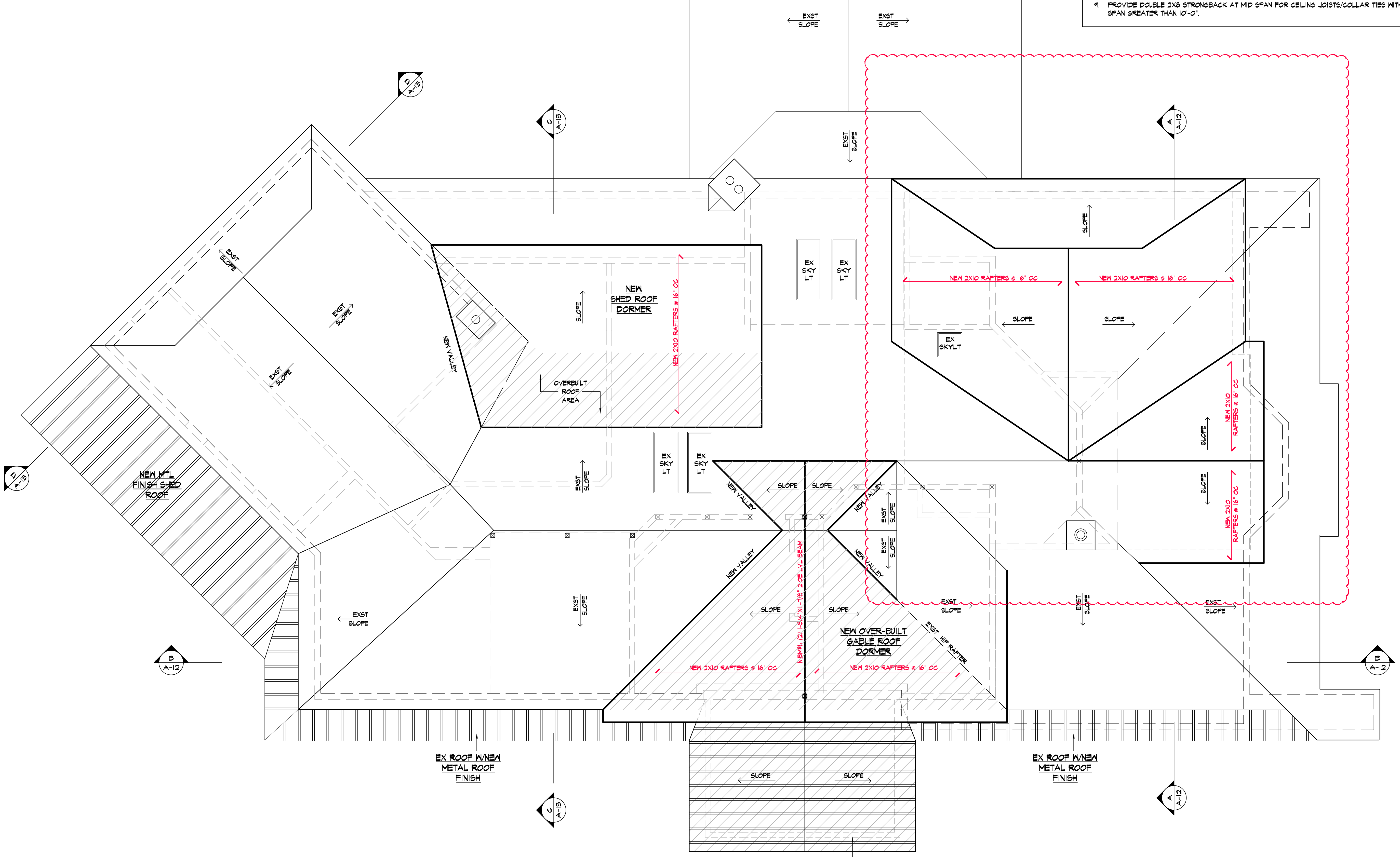


APPLICATION # A2022-0486



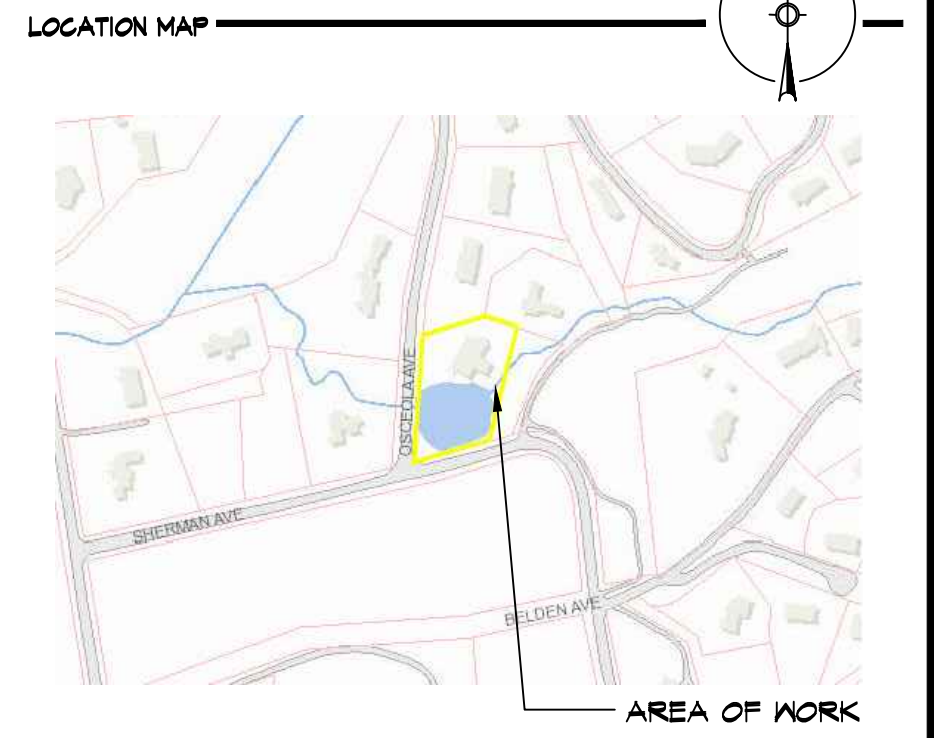
A TYP. GABLE ROOF DETAIL NTS **B** TYP. RIDGE DETAIL NTS

- ### GENERAL ROOF NOTES:
1. PROVIDE MIN. 18" "WEATHER-WATCH" SELF-ADHERING ICE-SHIELD BY GAF CORP., OR APPROVED EQUIVALENT AT VALLEYS (MIN. 18" RETURN). RETURN ICE-SHIELD MIN. 12" ON ALL VERTICAL WALLS (TYP).
 2. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD. ALL CEILING JOISTS AND RAFTER BRACINGS TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD.
 3. PROVIDE COLLAR TIES AT LOWER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BEAM AND CEILING JOISTS.
 4. HIP, VALLEY RAFTERS, AND RIDGE BEAMS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS OR AS OTHERWISE INDICATED ON PLANS.
 5. WALL AND ROOF SHEATHING: ROOF SHEATHING SHALL BE 5/8" CDX PLYWOOD, U.O.N., FOR A MAXIMUM SPAN OF 24". GAPS B/W PLYWOOD PANELS SHALL BE 1/8".
 6. SOLID SAWN ROOF FRAMING: SIZE AND SPACING SHALL BE AS PER PLAN. ALL WOOD SHALL BE DOUGLAS FIR, COMMON GRADE MIX. RIDGE/ LEDGER BOARD SHALL BE 2" THICK AND DEPTH SHALL BE NOT LESS THAN CUT END OF RAFTER. SOLID BLOCKING SHALL BE PROVIDED AT MID SPAN BUT SHALL NOT DISRUPT AIR FLOW.
 7. PROVIDE METAL CONT. FLASHING AT ALL ROOF/WALL INTERSECTIONS (TYP.)
 8. INSTALL NEW ALUMINUM GUTTERS AND LEADER AT ALL ROOF EDGES. GUTTER PROFILE TO BE SELECTED BY OWNER. SOLDER ALL GUTTER SEAMS AND JOINTS.
 9. PROVIDE DOUBLE 2X8 STRONGBACK AT MID SPAN FOR CEILING JOISTS/COLLAR TIES WITH SPAN GREATER THAN 10'-0".



1 PROPOSED ROOF PLAN 1/4" = 1'-0"

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NOTE:
 Drawings may be printed at reduced scale
 TAX MAP ID#: 3.50-14-1 ZONE: RES-OF2

LIST OF DRAWINGS

T-1	PROP PLOT PLAN, ZONING INFO & NOTES
T-2	ZONING, AERIAL, WETLAND & FLOOD PLANE MAPS
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A-4	EXIST ELEVATIONS & SECTIONS
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A-7	PROPOSED 2ND FLOOR PLAN
A-8	PROPOSED ROOF PLAN
A-9	PROPOSED PATIO FOUNDATION PLAN & FLR PLAN
A-10	PROPOSED ELEVATIONS
A-11	PROPOSED ELEVATIONS
A-12	PROPOSED CROSS SECTIONS
A-13	PROPOSED CROSS SECTIONS
A-14	DETAILS, WINDOW & DOOR SCHEDULE
A-15	PROPOSED PARTIAL FIRST FLR ELEC PLAN
A-16	PROPOSED PARTIAL SECOND FLR ELEC PLAN

04	05.04.23	AMENDMENT FIELD CHANGE
03	03.22.23	UPDATE/ DOB FILING
02	01.19.23	REV PER FB/AHRB COMMENT
01	12.12.22	ISSUED FOR AHRB/FB FILING
--	10.11.22	ISSUED FOR DOB FILING

NO.	DATE	ISSUE/REV.
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CLIENT
 KENNETH O'CONNOR
 2 OSCEOLA AVE
 DOBBS FERRY NY 10522

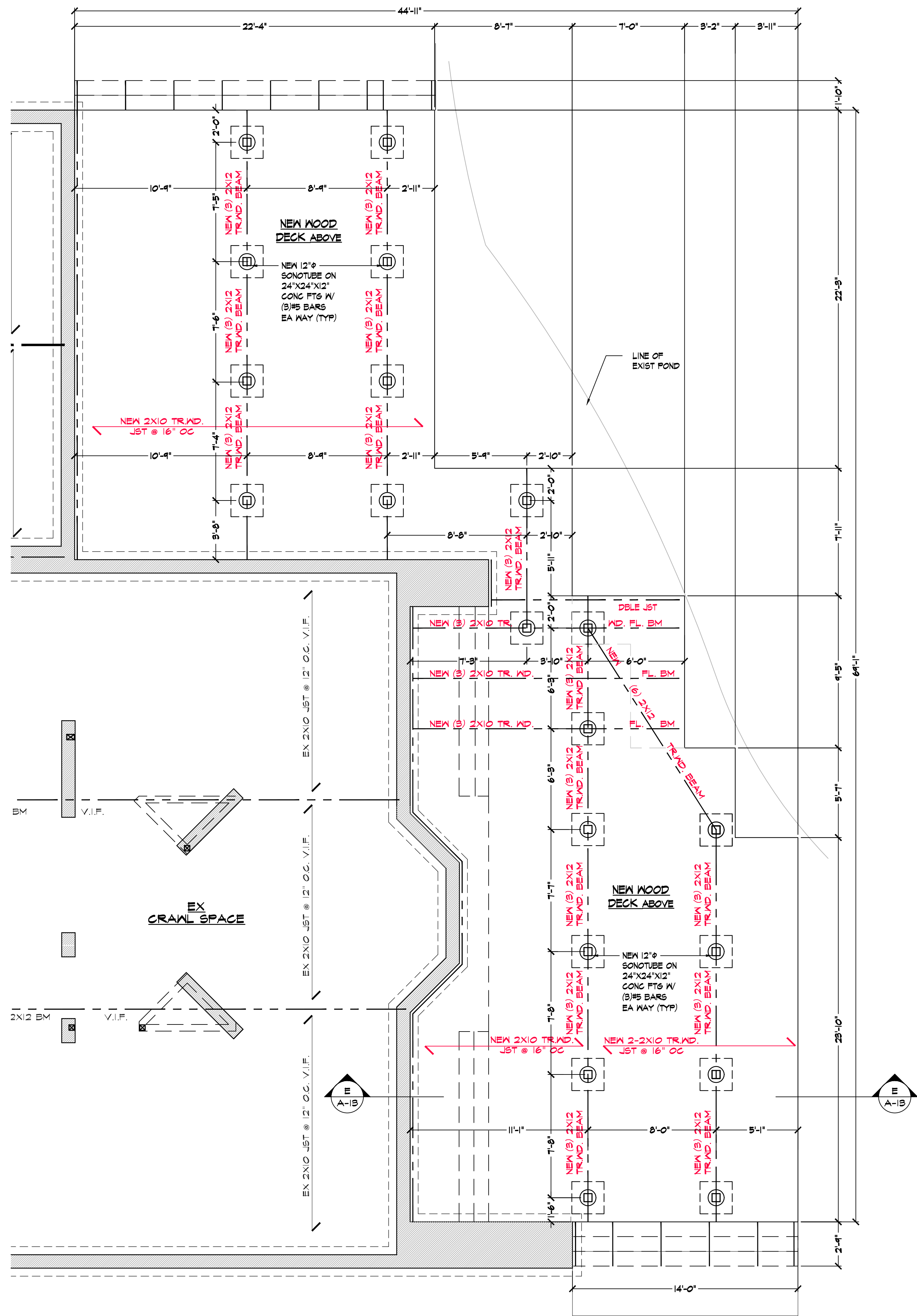
PROJECT
 PROPOSED INTERIOR AND EXTERIOR ALTERATION
 REMODEL, SECOND FLOOR DORMER ADDITION AND
 EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:
 2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE
PROPOSED ROOF PLAN

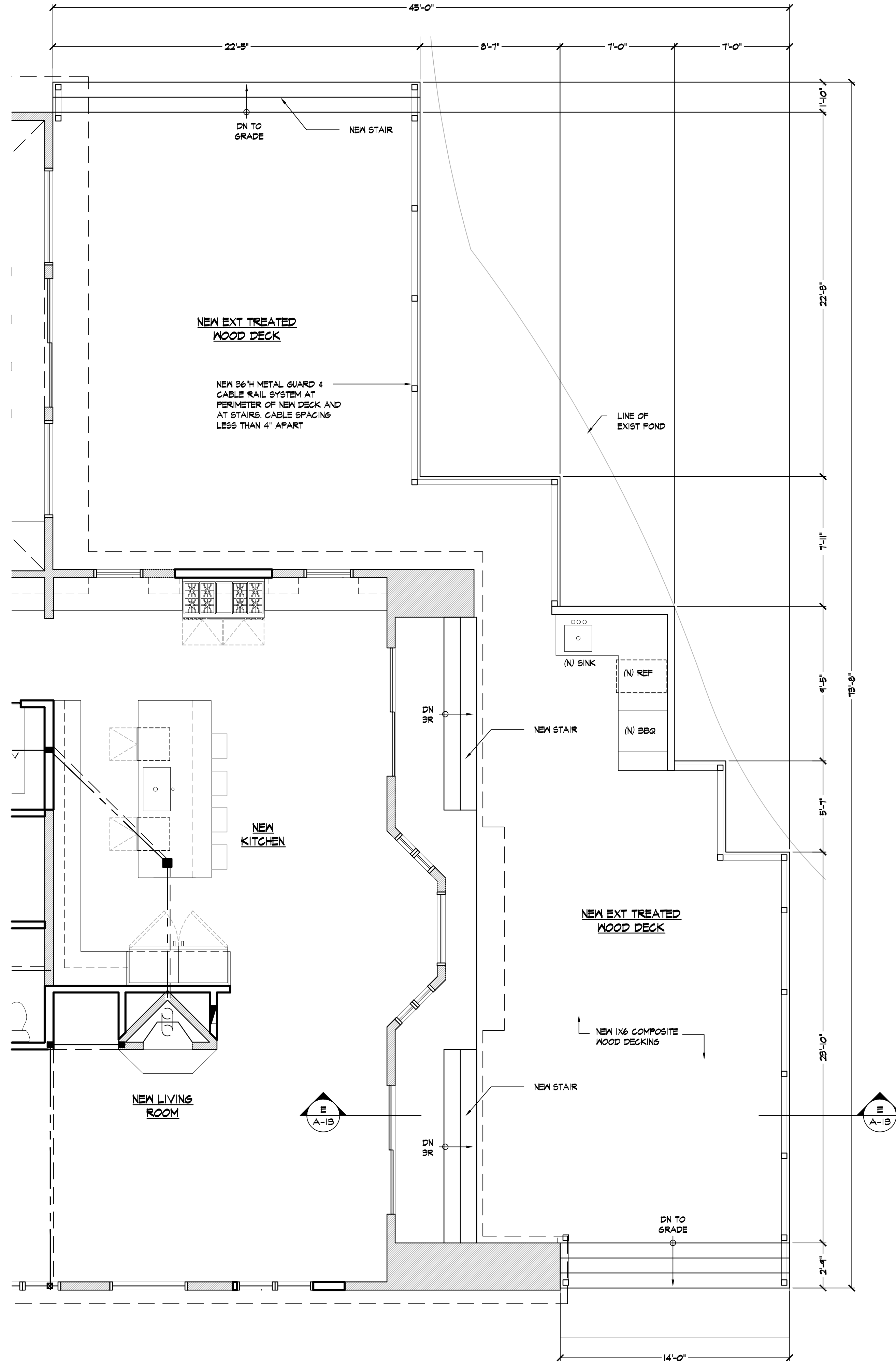
DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	2112091
DATE		10.11.22
DRAWING NO.		



A-8



PROPOSED DECK FOUNDATION PLAN 1/4" = 1'-0"



PROPOSED DECK PLAN 1/4" = 1'-0"

Nicholas L. Faustini Architect PC

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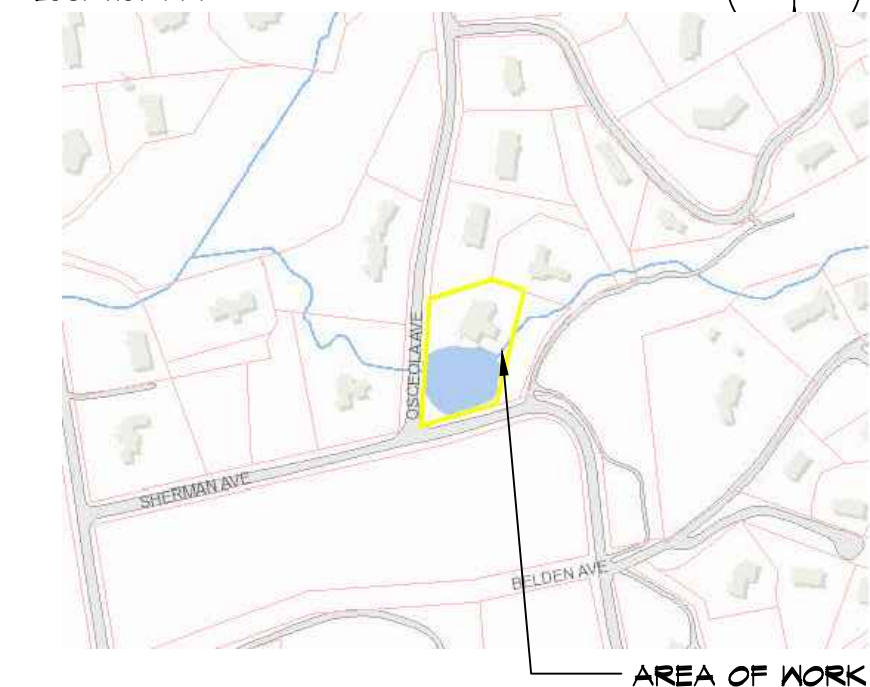
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LOCATION MAP



NOTE:
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CLIENT
KENNETH O'CONNOR
2 OSCEOLA AVE
DOBBS FERRY NY 10522

PROJECT
PROPOSED INTERIOR AND EXTERIOR ALTERATION
REMODEL, SECOND FLOOR DORMER ADDITION AND
EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:

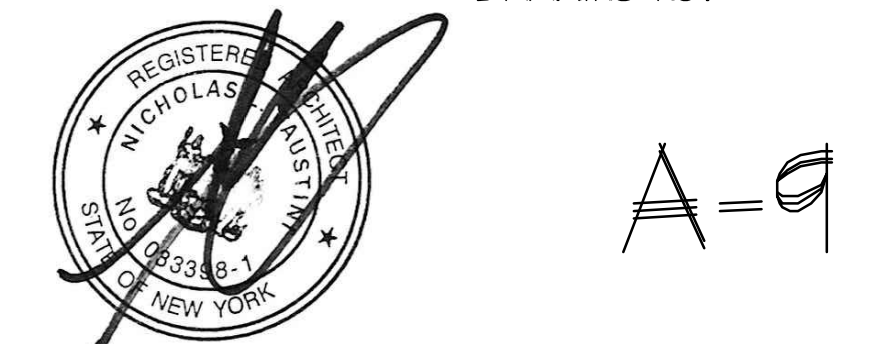
2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE
PROPOSED DECK FOUNDATION & FLR PLAN

DRAWN BY JZ/SZ CHECKED BY NF PROJECT NO. 211209

DATE 10.11.22

DRAWING NO.



APPLICATION # A2022-0486

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LOCATION MAP



NOTE:
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TAX MAP ID#: 350-14-1 ZONE: RES-OF2

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KENNETH O'CONNOR
2 OSCEOLA AVE
DOBBS FERRY NY 10522

PROJECT
PROPOSED INTERIOR AND EXTERIOR ALTERATION
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2 OSCEOLA AVE DOBBS FERRY NY 10522

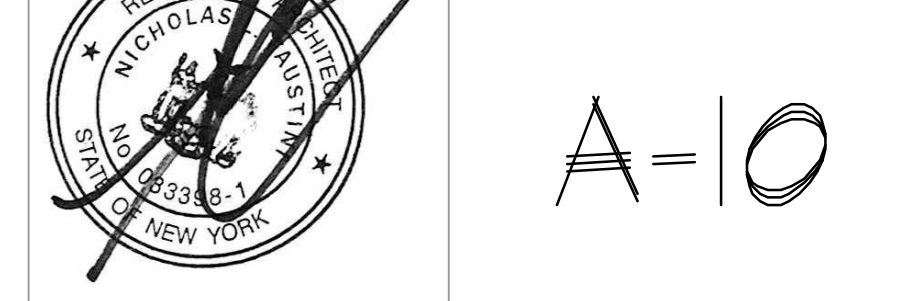
DRAWINGS TITLE

PROPOSED ELEVATIONS

DRAWN BY JZ/SZ CHECKED BY NF PROJECT NO. 211209

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DRAWING NO.



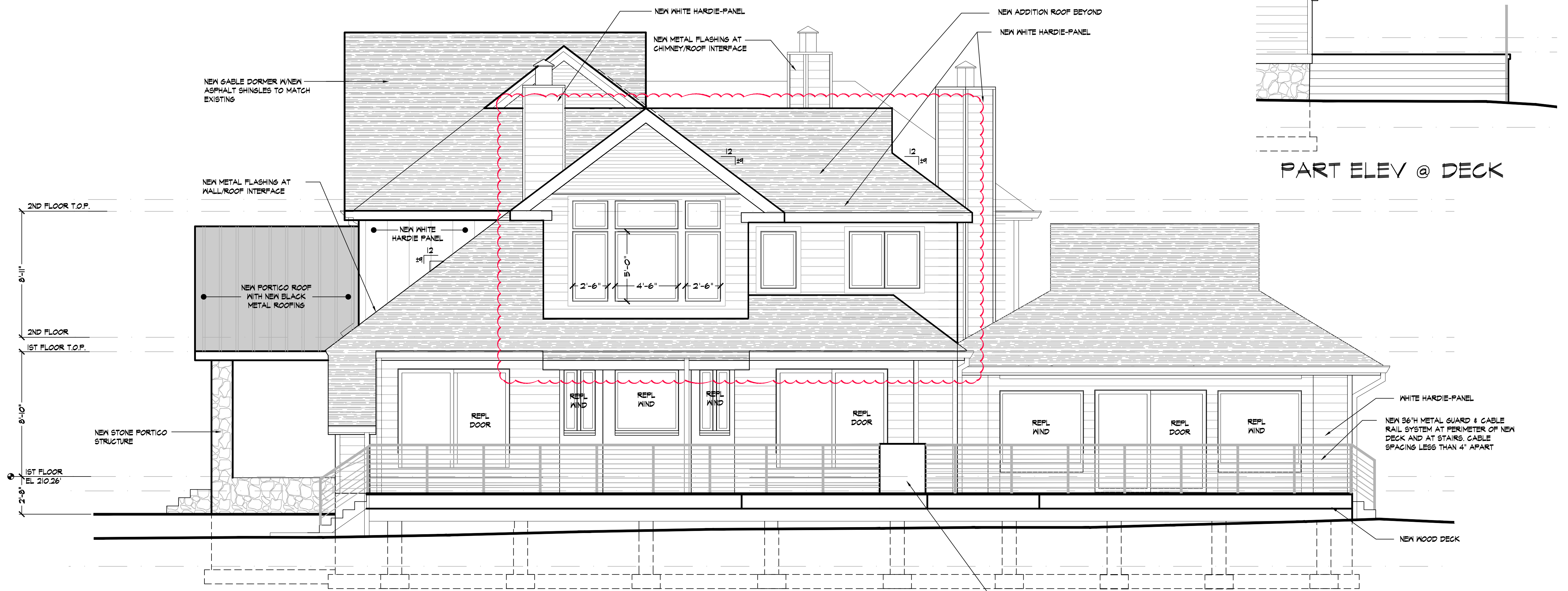
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APPLICATION # A2022-0486



1 PROPOSED FRONT ELEVATION

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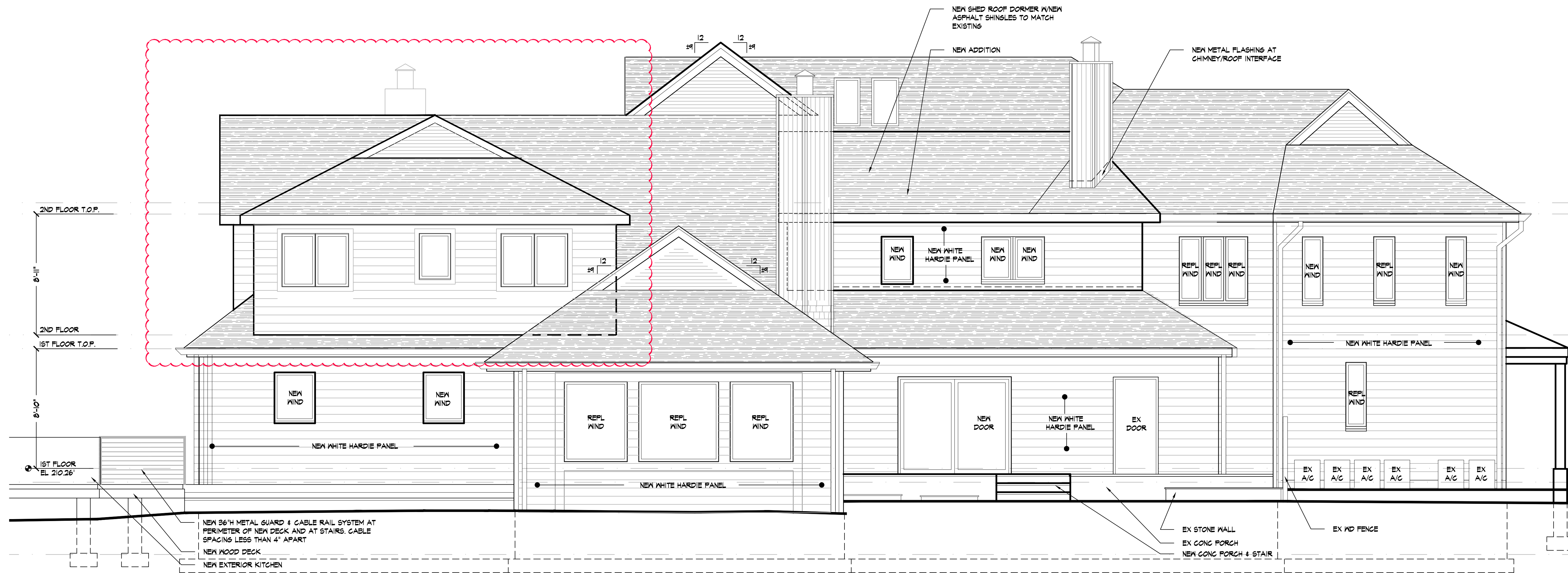


PART ELEV @ DECK

2 PROPOSED RIGHT SIDE ELEVATION

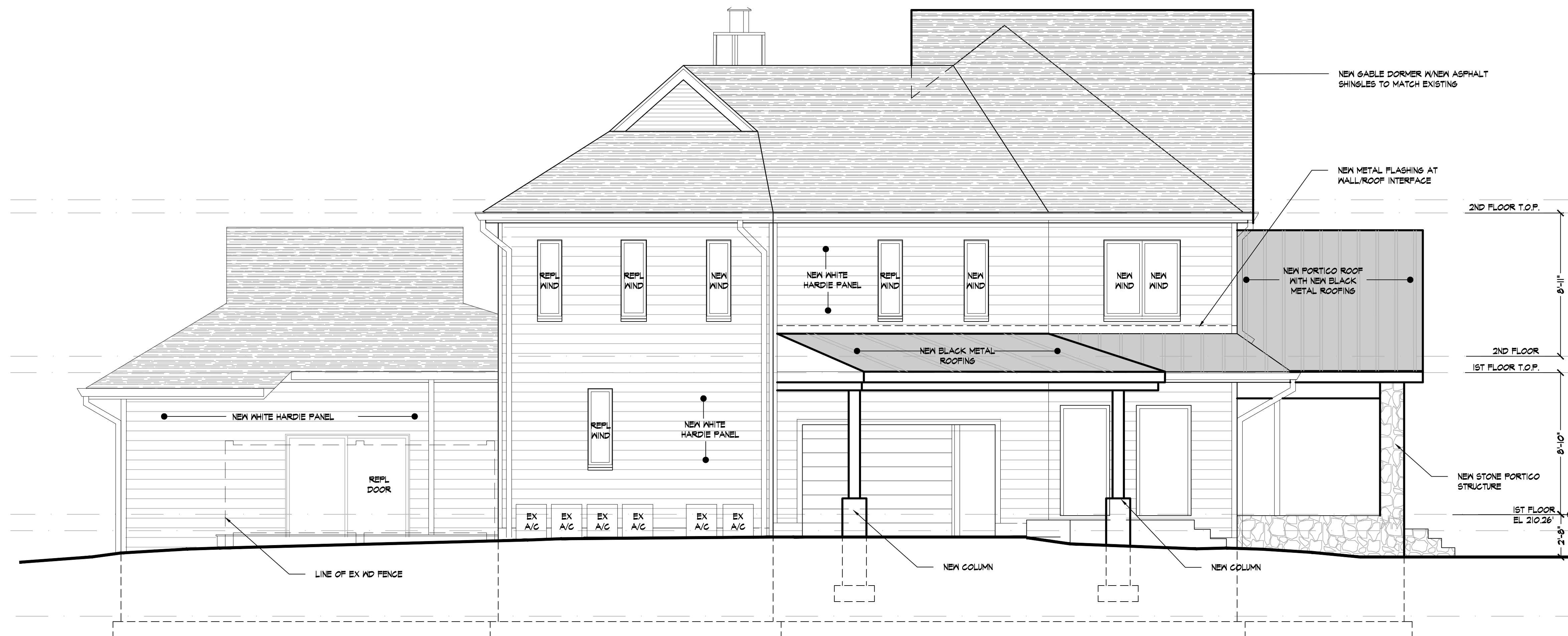
1/4" = 1'-0"

TABLE OF EAVE & ROOF HT			
ITEM	EXISTING	PROPOSED	ALLOWED
GRADE TO RIDGE	33'-4"	34'-5"	35'-0"
GRADE TO EAVE	21'-2"	21'-2"	28'-0"
GRADE TO MID POINT OF ROOF	21'-1"	28'-1"	--



1 PROPOSED REAR ELEVATION

1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"

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LOCATION MAP



NOTE:
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NO.	DATE	ISSUE/REV.
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CLIENT

KENNETH O'CONNOR
2 OSCEOLA AVE
DOBBS FERRY NY 10522

PROJECT

PROPOSED INTERIOR AND EXTERIOR ALTERATION
REMODEL, SECOND FLOOR DORMER ADDITION AND
EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:

2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE

PROPOSED ELEVATIONS

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	211209

DATE 10.11.22

DRAWING NO.



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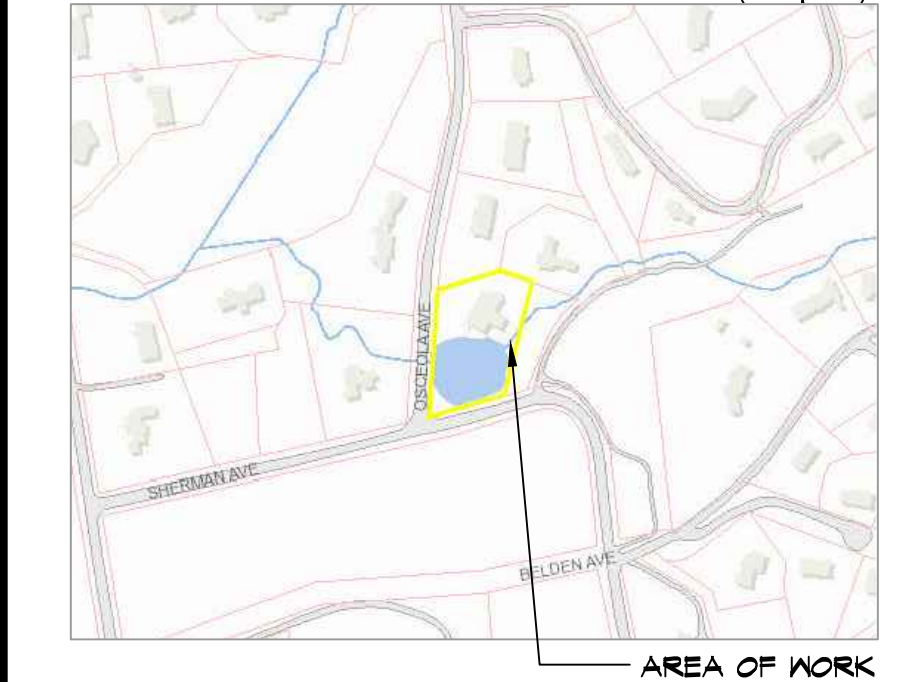
APPLICATION # A2022-0496

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LOCATION MAP



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TAX MAP ID#: 3.50-14-1

ZONE: RES-OF2

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2 OSCEOLA AVE
DOBBS FERRY NY 10522

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DRAWINGS TITLE

PROPOSED SECTIONS

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	211209

DATE

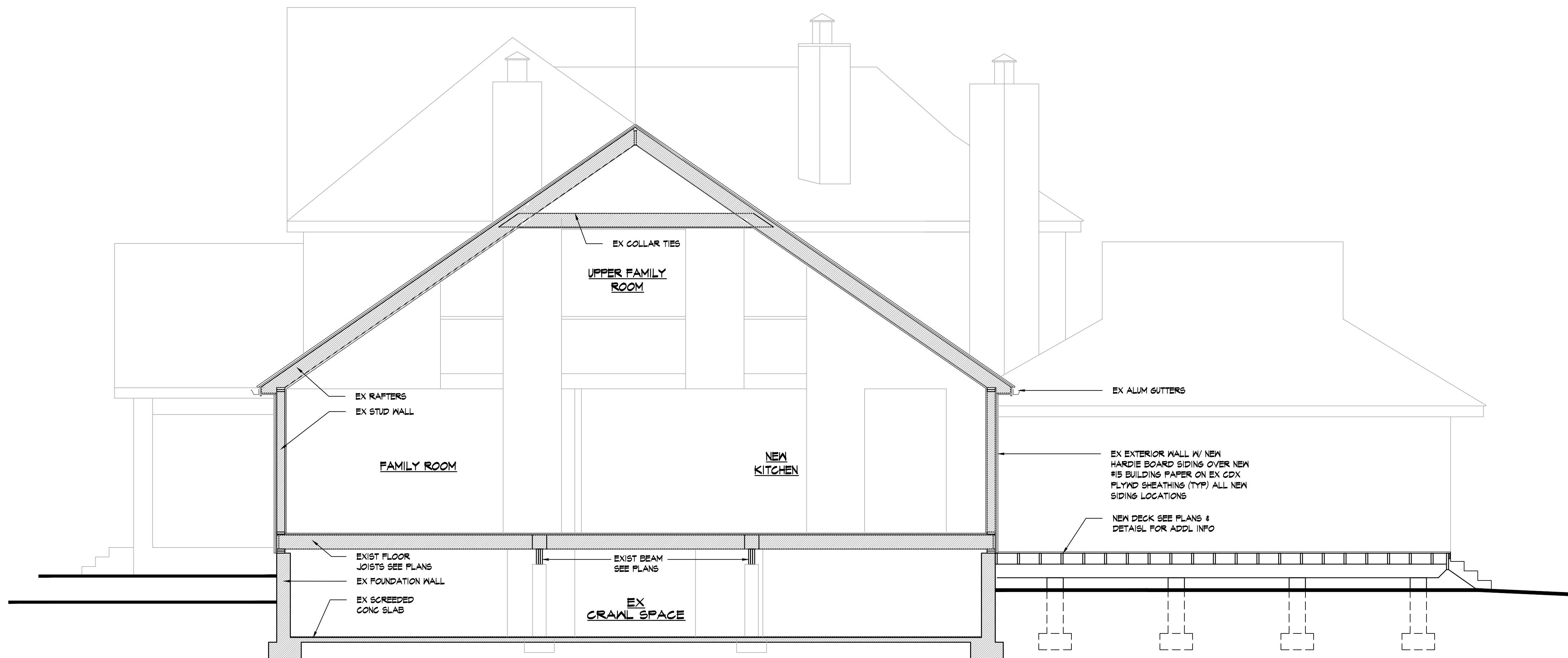
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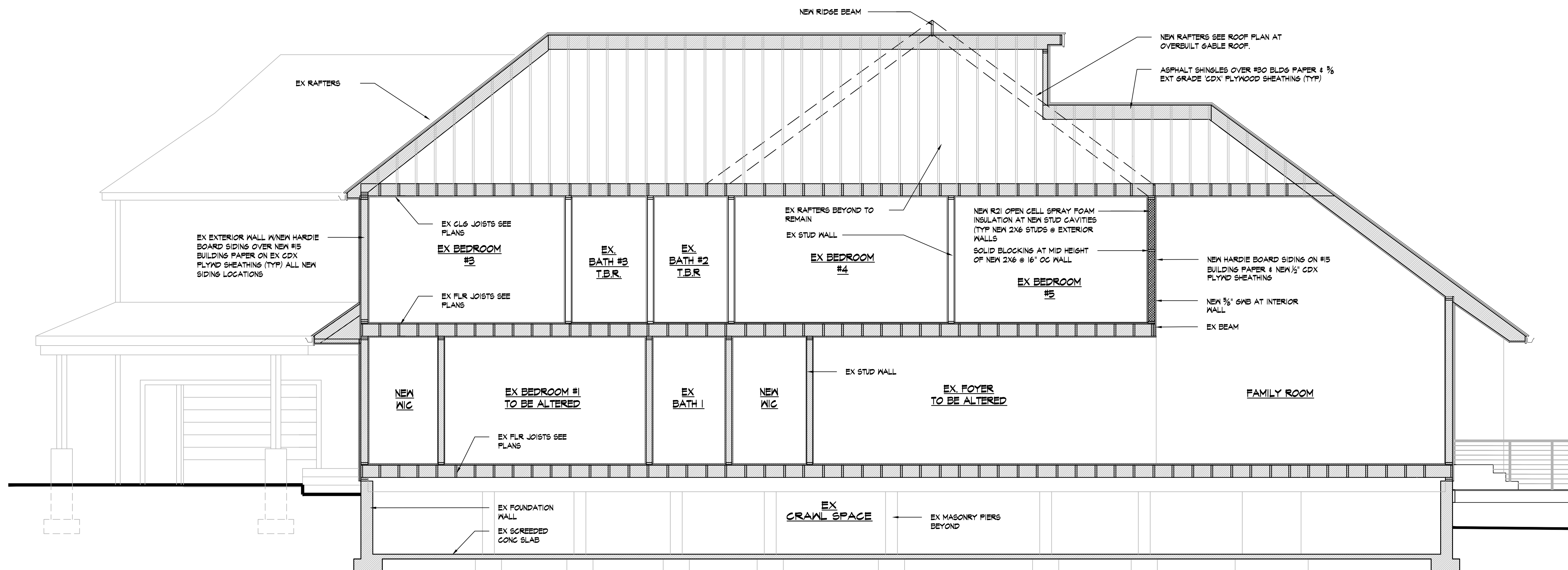
A-12

APPLICATION # A2022-0486



A PROPOSED CROSS SECTION

1/4" = 1'-0"



B PROPOSED CROSS SECTION

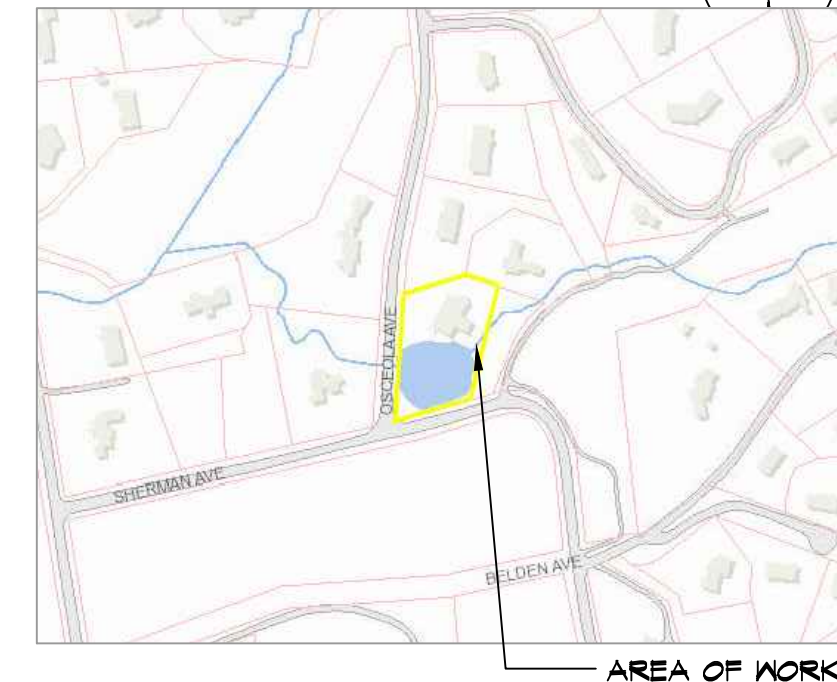
1/4" = 1'-0"

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LOCATION MAP



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TAX MAP ID#: 3.50-14-1 ZONE: RES-OF2

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KENNETH O'CONNOR
2 OSCEOLA AVE
DOBBS FERRY NY 10522

PROJECT

PROPOSED INTERIOR AND EXTERIOR ALTERATION
REMODEL SECOND FLOOR DORMER ADDITION AND
EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:

2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE

PROPOSED SECTIONS

DRAWN BY	CHECKED BY	PROJECT NO.
JZ/SZ	NF	211209

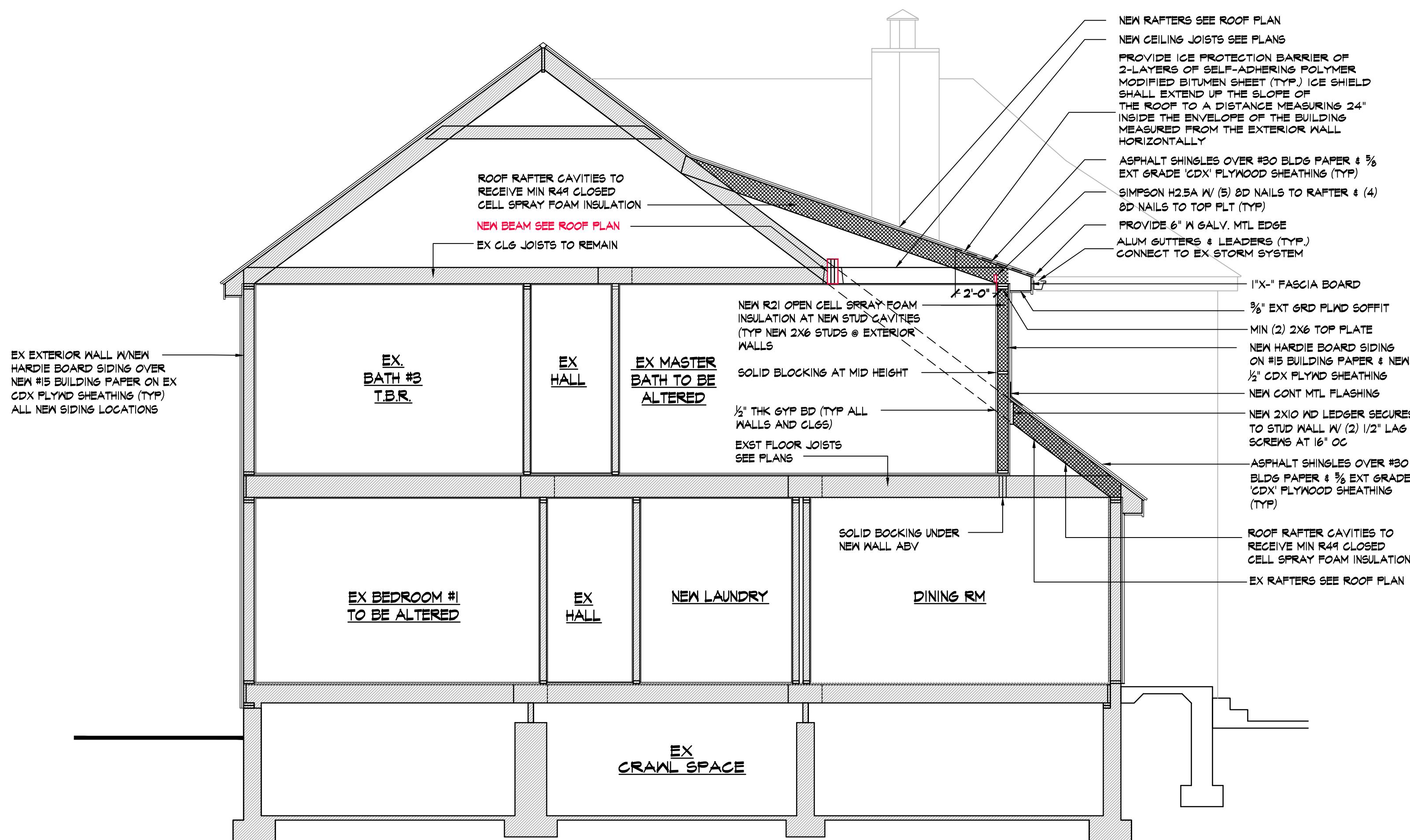
DATE
10.11.22

DRAWING NO.



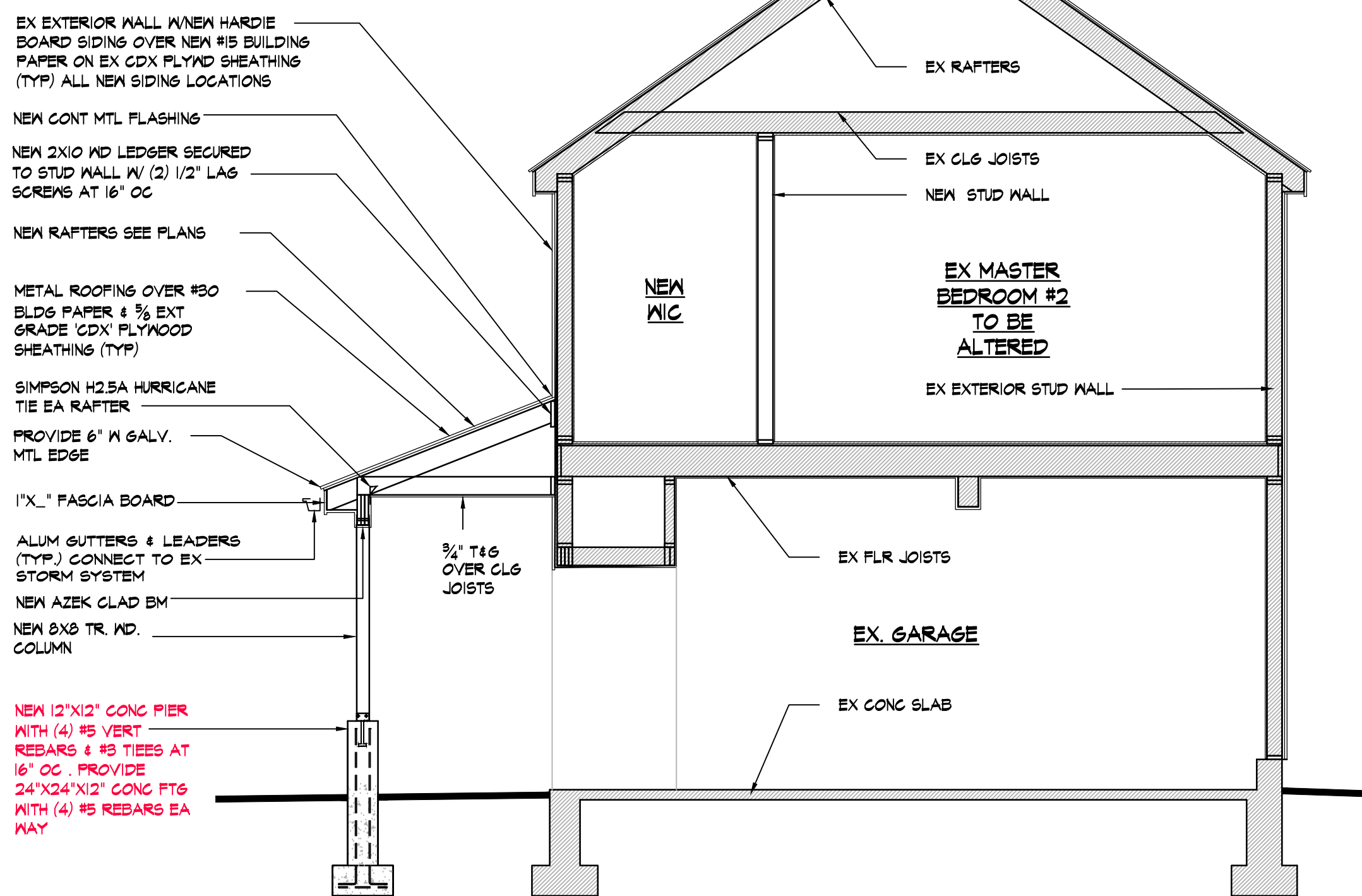
A-13

APPLICATION # A2022-0486



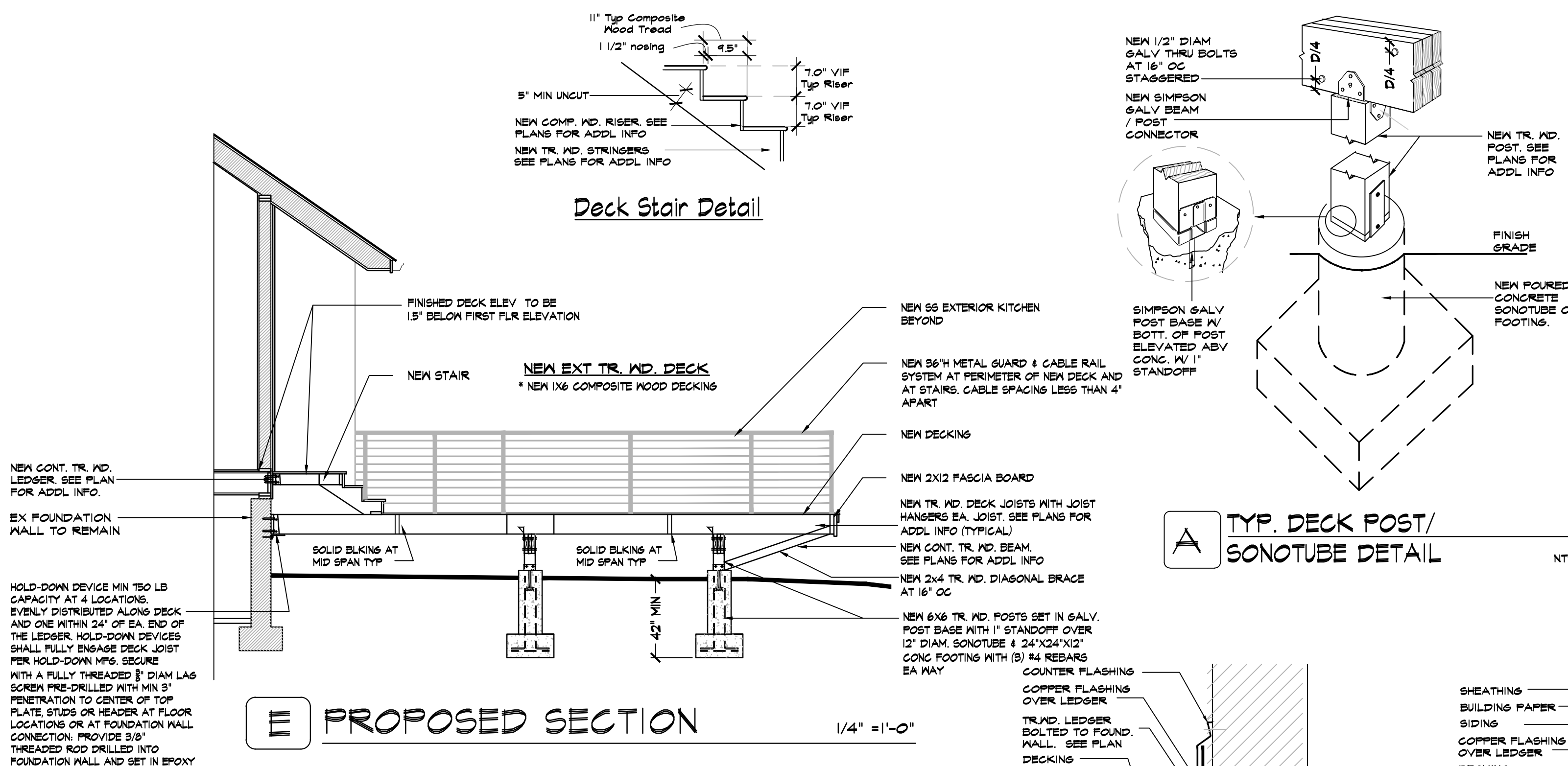
C PROPOSED CROSS SECTION

1/4" = 1'-0"



D PROPOSED CROSS SECTION

1/4" = 1'-0"

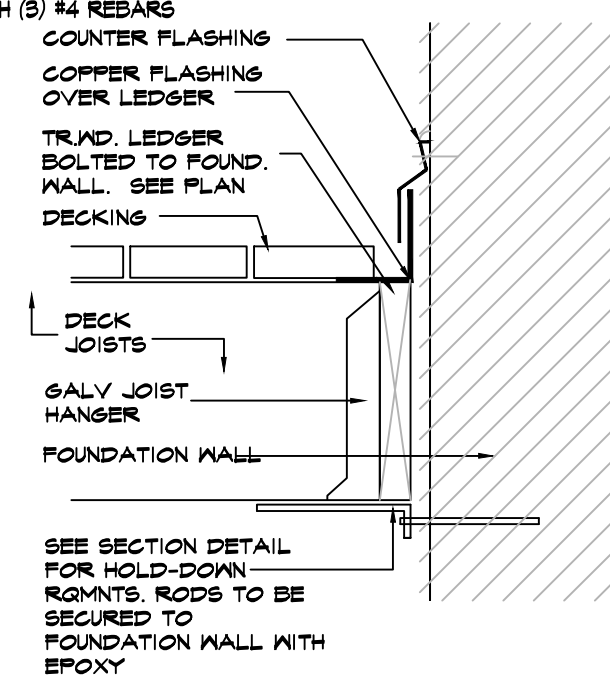


E PROPOSED SECTION

1/4" = 1'-0"

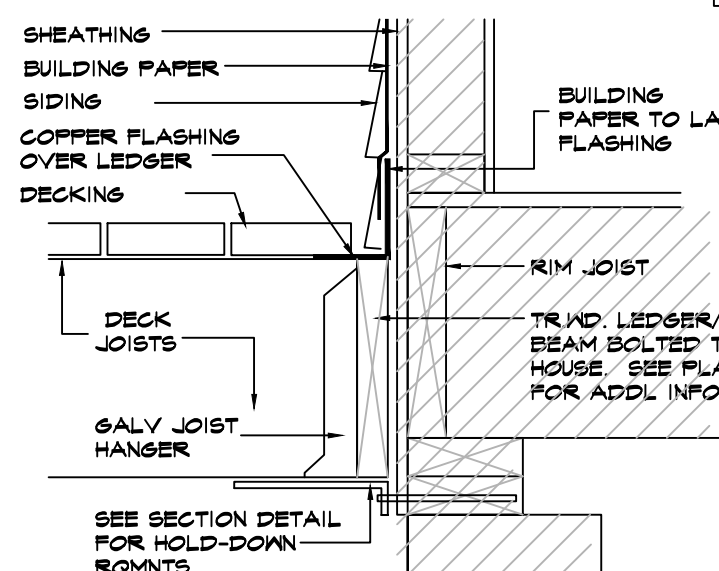
A TYP. DECK POST/
SONOTUBE DETAIL

NTS



A TYPICAL UPPER DECK
LEDGER FLASHING
DETAIL

NTS



B TYPICAL LOWER DECK
LEDGER FLASHING
DETAIL

NTS

R1 TYP. RAIL POST DETAILS

NTS

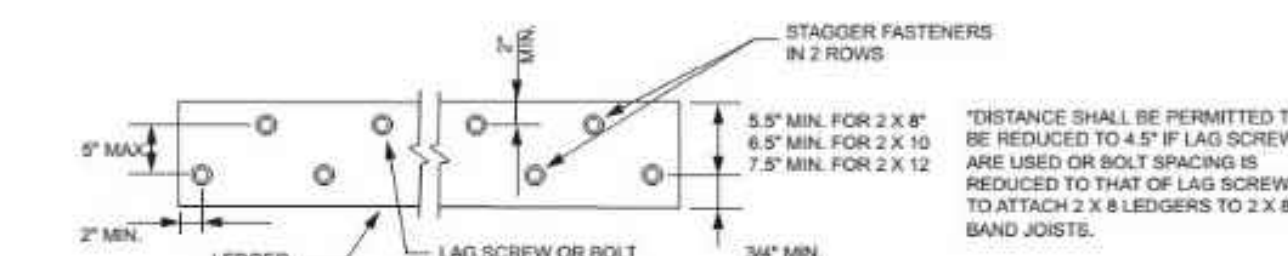
TABLE R507.2 DECK LEDGER CONNECTION TO BAND JOIST ^{a, b} (Deck live load = 40 psf, deck dead load = 10 psf, snow load ≤ 40 psf)	
CONNECTION DETAILS	JOIST SPAN
	6' and less 6'1" to 8' 8'1" to 10' 10'1" to 12' 12'1" to 14' 14'1" to 16' 16'1" to 18'
	On-center spacing of fasteners
1/2-inch diameter lag screw with 1/2-inch maximum sheathing ^{c, d}	15
a. Ledgers shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist. b. Snow load shall not be assumed to act concurrently with live load. c. The tip of the lag screw shall fully extend beyond the inside face of the band joist. d. Sheathing shall be wood structural panel or solid sawn lumber. e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2-inch thickness of stacked washers shall be permitted to substitute for up to 1/4-inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.	

TABLE R507.2.1
PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

	MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS			
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
Ledger ^a	2 inches ^d	1/4 inch	2 inches ^b	1 1/2 inches ^b
Band Joist	1/4 inch	2 inches	2 inches ^b	1 1/2 inches ^b

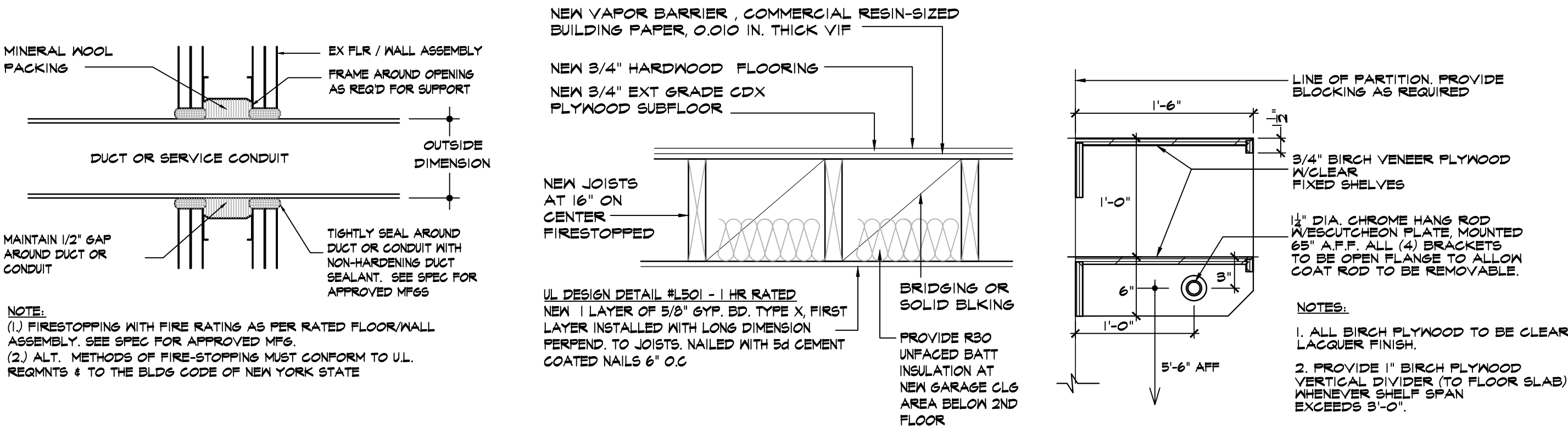
For SI: 1 inch = 25.4 mm.

- a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.2.1(1).
b. Maximum 5 inches.
c. For engineered rim joists, the manufacturer's recommendations shall govern.
d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Figure R507.2.1(1).



STAGGER FASTENERS
IN 2 ROWS
5" MIN. FOR 2 X 8
6" MIN. FOR 2 X 10
7" MIN. FOR 2 X 12
34" MIN.

^a DISTANCE SHALL BE PERMITTED TO BE REDUCED TO 4" IF LAG SCREWS ARE USED OR BOLT SPACING IS REDUCED TO THAT OF LAG SCREWS TO ATTACH 2 X 4 LEDGERS TO 2 X 8 BAND JOISTS.



A FIRESTOP DETAIL

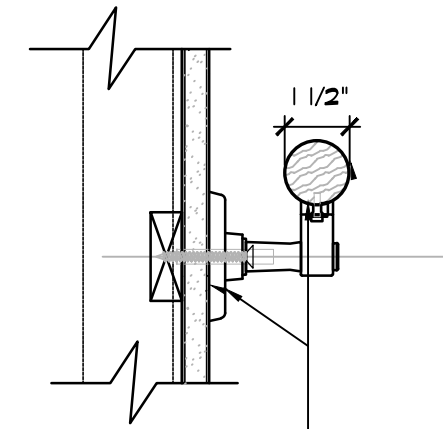
NTS

B 1-HR RTD CLG. UL #1501

NTS

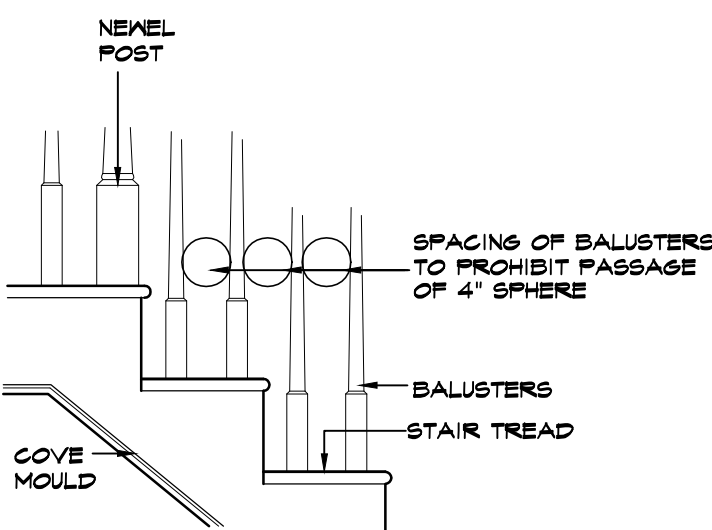
C CLOSET SHELF & ROD DETAIL

NTS



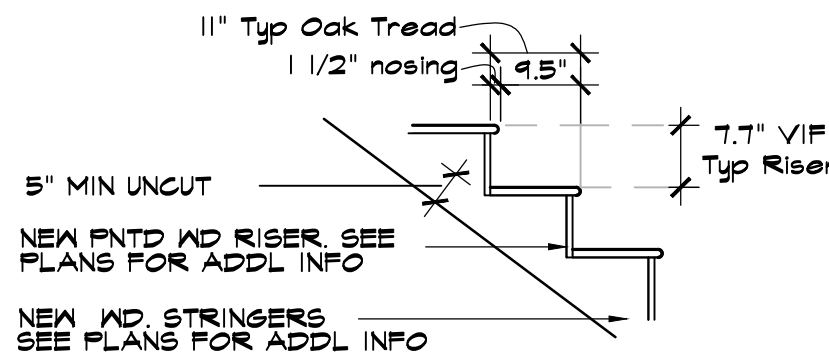
E TYP. WALL MNT RAIL DTL

NTS



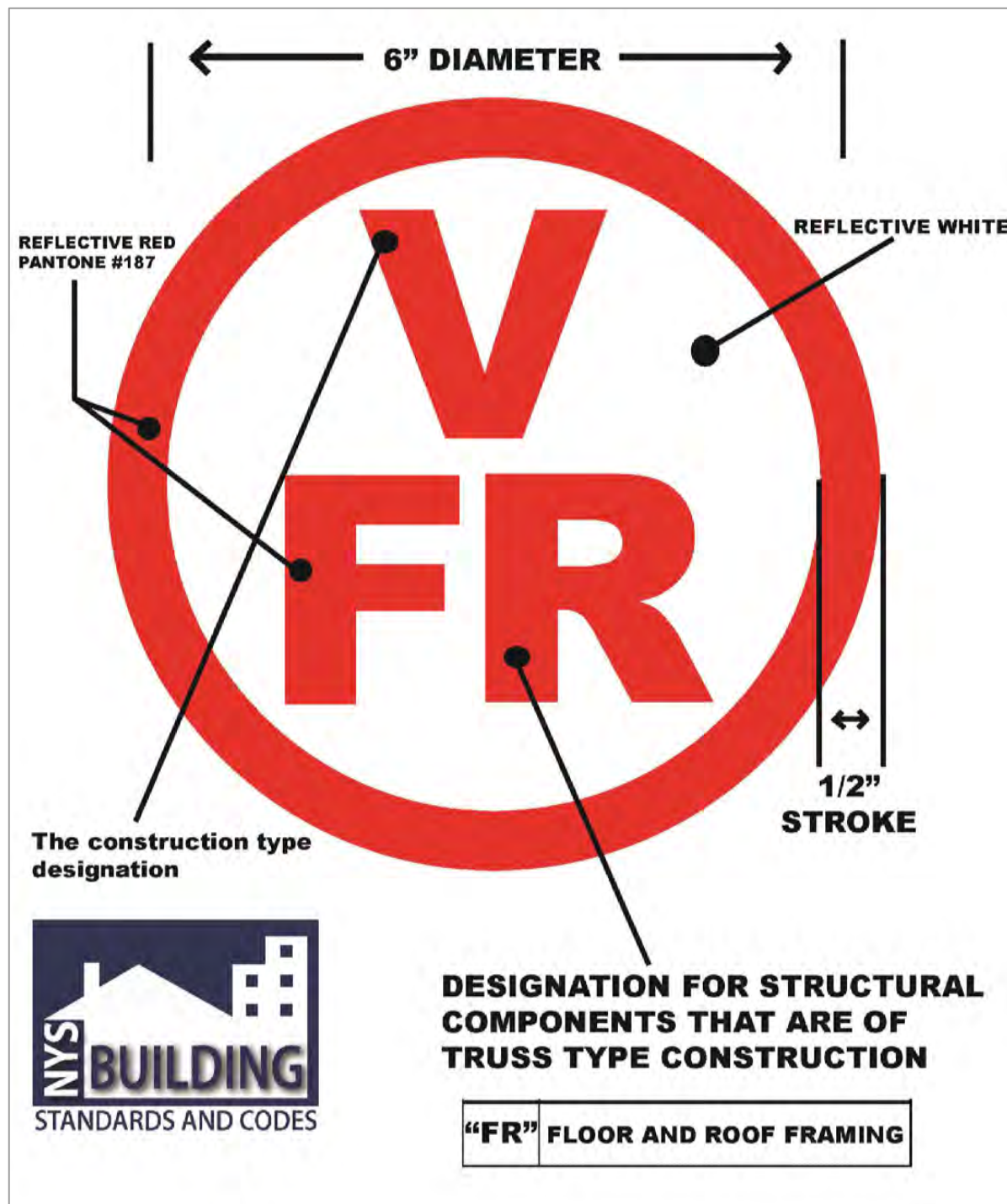
F TYP. RAIL BALUSTER DTL

NTS



S INTERIOR 2ND FLR STAIR DETAIL

NTS



PRE-ENGINEERED WOOD STRUCTURE STICKER, SECTION 1265.5, SIGN OR SYMBOL.

(A) WHEN TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION, AND/OR TIMBER CONSTRUCTION IS UTILIZED IN THE CONSTRUCTION OF A NEW RESIDENTIAL STRUCTURE OR IN AN ADDITION TO OR REHABILITATION OF AN EXISTING RESIDENTIAL STRUCTURE, SUCH RESIDENTIAL STRUCTURE SHALL BE IDENTIFIED BY A SIGN OR SYMBOL IN ACCORDANCE WITH THE PROVISIONS OF THIS PART.

(B) THE SIGN OR SYMBOL REQUIRED BY THIS PART SHALL BE AFFIXED TO THE ELECTRIC BOX ATTACHED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE, PROVIDED, HOWEVER, THAT:

(1) IF AFFIXING THE SIGN OR SYMBOL TO THE ELECTRIC BOX WOULD OBSCURE ANY METER ON THE ELECTRIC BOX OR IF THE UTILITY PROVIDING ELECTRIC SERVICE TO THE RESIDENTIAL STRUCTURE DOES NOT ALLOW THE SIGN OR SYMBOL TO BE AFFIXED TO THE ELECTRIC BOX, THE SIGN OR SYMBOL SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE AT A POINT IMMEDIATELY ADJACENT TO THE ELECTRIC BOX; AND

(2) IF NO ELECTRIC BOX IS ATTACHED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE OR IF, IN THE OPINION OF THE AUTHORITY HAVING JURISDICTION, THE ELECTRIC BOX ATTACHED TO THE EXTERIOR OF THE BUILDING IS NOT LOCATED IN A PLACE LIKELY TO BE SEEN BY FIREFIGHTERS OR OTHER FIRST RESPONDERS RESPONDING TO A FIRE OR OTHER EMERGENCY AT THE RESIDENTIAL STRUCTURE, THE SIGN OR SYMBOL, REQUIRED BY THIS PART SHALL BE AFFIXED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE IN A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION AS A LOCATION LIKELY TO BE SEEN BY FIREFIGHTERS OR OTHER FIRST RESPONDERS RESPONDING TO A FIRE OR OTHER EMERGENCY AT THE RESIDENTIAL STRUCTURE.

2 OSCEOLA AVE - EXTERIOR WINDOW/DOOR SCHEDULE

EXTERIOR				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
FIRST FLOOR				
EX BATH #1				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen CN145	W101	Existing Opening 1'-9"x4'-8"	Modify opening as req'd - CL2 Safety Glass
EX BEDROOM #1				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen P4545	W102	Existing Opening 4'-8"x4'-8"	Modify opening as req'd
1	Andersen CW245	W103	Existing Opening 4'-8"x4'-8"	Modify opening as req'd - Egress Window
EX HALL				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen	D101	Existing Opening 2'-8"x6'-8"	
EX GARAGE				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen C145	W104	Existing Opening 2'-2"x4'-8"	Modify opening as req'd
DINING ROOM				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen FWG8068R	D102	R.O. 8'-0"x6'-8"	New Opening
EX LIVING ROOM				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen FWG8068R	D103	Existing Opening 7'-10"x6'-8"	Modify opening as req'd
1	Andersen CW26	W105	Existing Opening 4'-8"x5'-11"	Modify opening as req'd
1	Andersen P (custom 400 series picture window)	W106	Existing Opening 5'-11"x5'-11"	Modify opening as req'd
1	Andersen CW26	W107	Existing Opening 4'-8"x5'-11"	Modify opening as req'd
1	Andersen P (custom 400 series picture window)	W108	Existing Opening 5'-11"x5'-11"	Modify opening as req'd
1	Andersen FWG8068R	D104	Existing Opening 7'-10"x6'-8"	Modify opening as req'd
1	Andersen P (custom 400 series picture window)	W109	Existing Opening 5'-11"x5'-11"	Modify opening as req'd
NEW KITCHEN				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen CXW 135	W110	R.O. 3'-0 1/2"x 3'-5 3/8"	New Opening
1	Andersen CXW 135	W111	R.O. 3'-0 1/2"x 3'-5 3/8"	New Opening
1	Andersen FWG8068R	D105	Existing Opening 7'-10"x6'-8"	Modify opening as req'd - CL2 Safety Glass
1	Andersen CR245	W112	Existing Opening 3'-0"x4'-6"	Modify opening as req'd
1	Andersen P4545	W113	Existing Opening 4'-6"x4'-6"	Modify opening as req'd
1	Andersen CR245	W114	Existing Opening 3'-0"x4'-6"	Modify opening as req'd
FAMILY ROOM				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen FWG8068R	D106	Existing Opening 7'-10"x6'-8"	Modify opening as req'd - CL2 Safety Glass
1	Andersen CW245	W115	R.O. 4'-9"x4'-5 3/8"	New Opening
1	Andersen P4545	W116	Existing Opening 4'-8"x4'-8"	Modify opening as req'd
1	Andersen CW245	W117	R.O. 4'-9"x4'-5 3/8"	Modify opening as req'd
SECOND FLOOR				
EX BEDROOM #4				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen CW345	W201	R.O. 7'-0 5/8"x4'-5 3/8"	New Opening - Egress Window
EX BATH #2				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen CW245	W202	Existing Opening 4'-8"x4'-8"	Modify opening as req'd - CL2 Safety Glass
EX BATH #3				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen CW245	W203	Existing Opening 4'-8"x4'-8"	Modify opening as req'd - CL2 Safety Glass
EX BEDROOM #3				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen CW345	W204	Existing Opening 7'-0"x4'-8"	Modify opening as req'd - Egress Window
1	Andersen C145	W205	Existing Opening 1'-11"x4'-8"	Modify opening as req'd
1	Andersen CW245	W206	R.O. 4'-8 1/2"x 4'-4 13/16"	Enlarge existing opening - Egress Window
EX MASTER BEDROOM				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen C145	W207	R.O. 2'-0 1/8"x4'-4 13/16"	Enlarge existing opening
1	Andersen C145	W208	Existing Opening 2'-2"x4'-9"	Modify opening as req'd
1	Andersen C145	W209	R.O. 2'-0 1/8"x4'-4 13/16"	Enlarge existing opening
1	Andersen C145	W210	Existing Opening 2'-2"x4'-9"	Modify opening as req'd
1	Andersen C145	W211	R.O. 2'-0 1/8"x4'-4 13/16"	Enlarge existing opening
1	Andersen CW345	W212	Existing Opening 7'-0"x4'-8"	Modify opening as req'd - Egress Window
EX MASTER BATH				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen CW235	W213	R.O. 4'-9"x3'-5 3/8"	New Opening
NEW LAUNDRY ROOM				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen CW135	W214	R.O. 2'-4 7/8"x3'-5 3/8"	New Opening
EX BEDROOM #5				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen CW345	W215	R.O. 7'-0 5/8"x4'-5 3/8"	New Opening- Egress Window
FRONT PORCH				
Quantity	Type	Window /Door Label	Unit Dimensions : Width x Height	Notes
1	Andersen	WE01	36" Diam Round Window	Decorative circular window - See Exterior Elevations
1	Andersen	WE02	Custom Window Sizes	See Exterior Elevations

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General Notes

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LOCATION MAP



NOTE:

Drawings may be printed at reduced scale

TAX MAP ID#: 3.50-14-1 ZONE: RES-OF2

LIST OF DRAWINGS

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T-2 ZONING, AERIAL, WETLAND & FLOOD PLANE MAPS
T-3 STREETSCAPE & EXISTING HOUSE PHOTOS
A-4 SITE DETAILS & SKY EXPOSURE PLANE
A-1 EXIST BASEMENT PLAN
A-2 EXIST 1ST FLOOR PLAN
A-3 EXIST 2ND FLOOR PLAN & ROOF PLAN
A-4 EXIST ELEVATIONS & SECTIONS
A-5 PROPOSED BASEMENT PLAN
A-6 PROPOSED 1ST FLOOR PLAN
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A-11 PROPOSED ELEVATIONS
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A-13 PROPOSED CROSS SECTIONS
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A-15 PROPOSED PARTIAL FIRST FLR ELEC PLAN
A-16 PROPOSED PARTIAL SECOND FLR ELEC PLAN

03 03.22.23 UPDATE/ DOB FILING
02 01.19.23 REV PER PB/AHRB COMMENT
01 12.12.22 ISSUED FOR AHRB/PB FILING
-- 10.11.22 ISSUED FOR DOB FILING

NO. DATE ISSUE/REV.

CLIENT

KENNETH O'CONNOR
2 OSCEOLA AVE
DOBBS FERRY NY 10522

PROJECT

PROPOSED INTERIOR AND EXTERIOR ALTERATION
REMODEL, SECOND FLOOR DORMER ADDITION AND
EXTERIOR WOOD DECK REPLACEMENT DESIGN FOR:

2 OSCEOLA AVE DOBBS FERRY NY 10522

DRAWINGS TITLE

DETAILS

DRAWN BY JZ/SZ CHECKED BY NF PROJECT NO. 211209

DATE 10.11.22

DRAWING NO.



A=14

APPLICATION # A2022-0496