

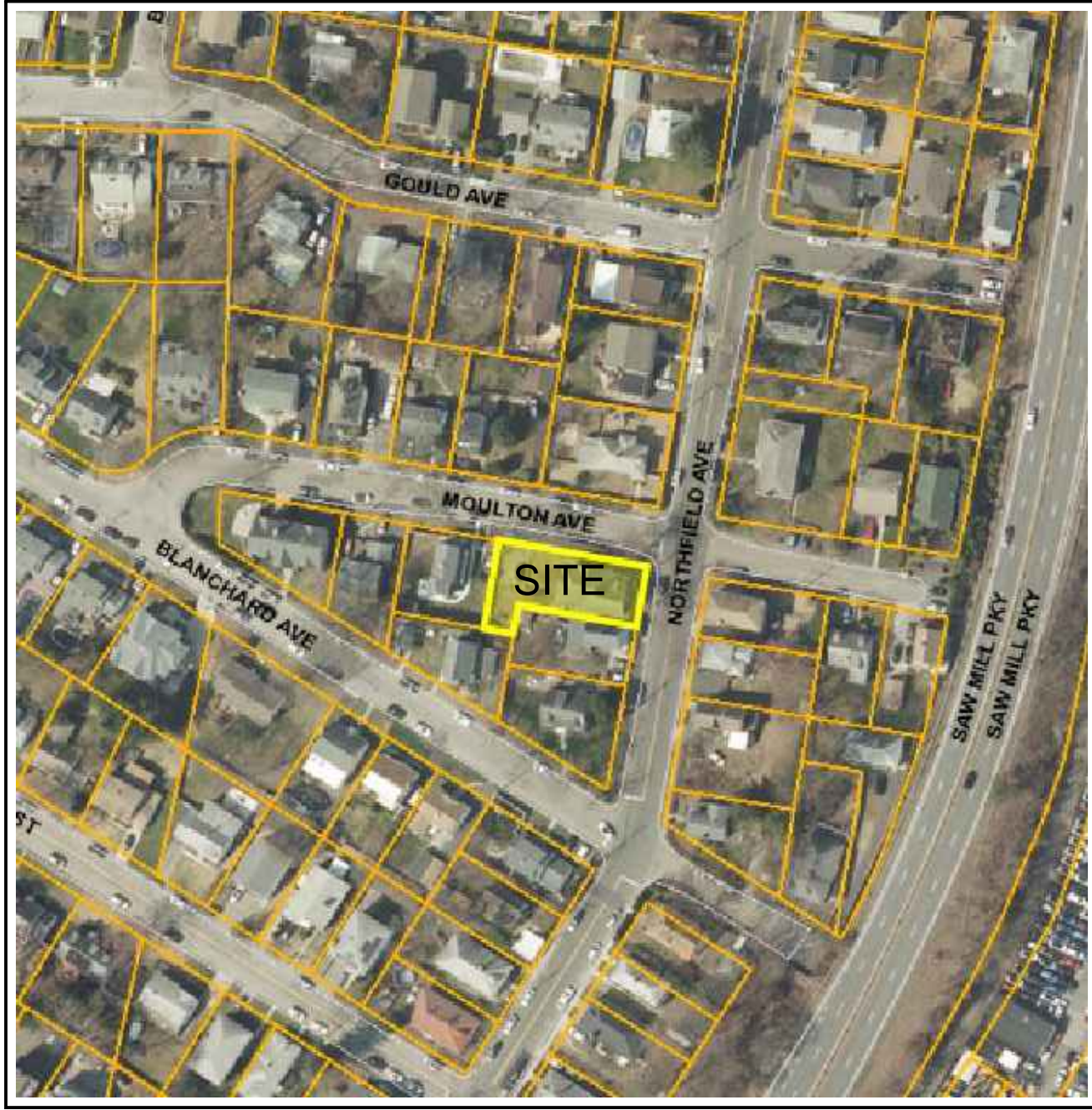
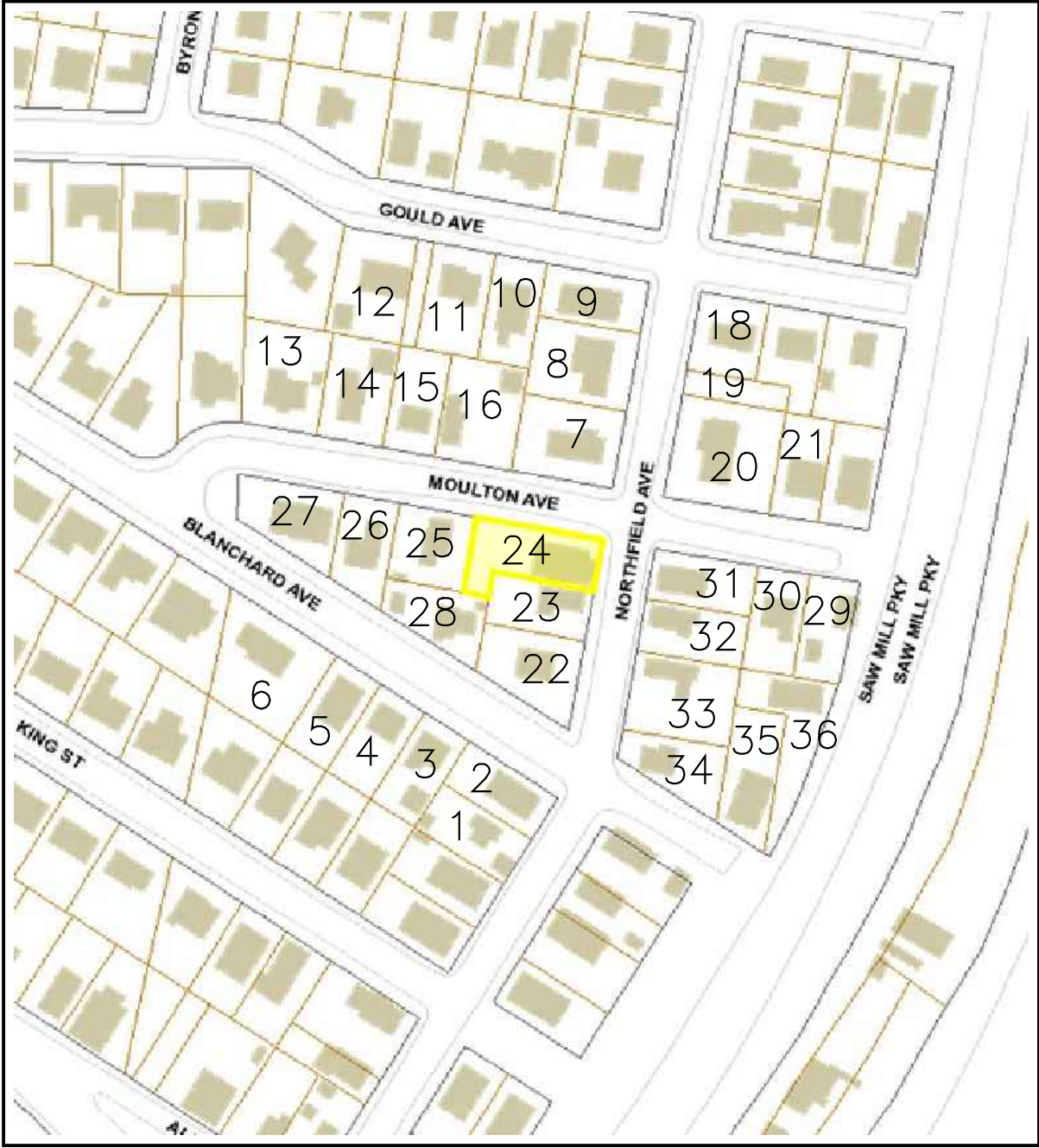
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Effective 10/2016)													
Location: Village of Hastings on Hudson												Zip Code: 10706	
Ground Snow Load	Wind Design					Subject to Damage From					Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone	Seismic Design Category (RCNY Only)	Weathering	Frost Line Depth	Termite	Climate Zone	Ice Barrier Underlayment Req'd			
30	*Special Wind Region	NO	Yes	NO	C	Severe	42"	Moderate to Heavy	4A	YES	*FIRM COMMUNITY PANEL MAP# 301102001P EFFECTIVE DATE, 9-26-2007	2000	51.6

* 115 MPH to 120 MPH. The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Section 1609 of the IBC and Figure R301.2(4) of the IRC 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 web site <http://www.floodmap.floodsimple.com/>

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
4A	0.27	0.50	0.4	49	20+5	15/20	30	15/19	10, 4 FT	15/19
TABLE R403.1.4 EQUIVALENT U-FACTORS										
4A	0.27	0.50	0.4	0.028	0.045	0.056	0.033	0.047	0.050	0.042

LIST OF ADJACENT PROPERTY OWNERS				
JOINED DISTRICT	LOT INFORMATION PARCEL	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
1	OF-6	3.100-74-16	FRANK AND MARIE FIROR	25 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
2	OF-6	3.100-74-17	JERRY AND ALEXANDRA KULPA	15 BLANCHARD AVENUE DOBBSFERRY, NY 10522
3	OF-6	3.100-74-18	EILEEN WALSH TRUST	21 BLANCHARD AVENUE DOBBS FERRY, NY 10522
4	OF-6	3.100-74-19	JOSEPH ZYCH, JOANN JAYNE	1509 PENNY LANE GILBERTSVILLE, PA 11925
5	OF-6	3.100-74-20	JOSEPH AND MARY PERILLO	31 BLANCHARD AVENUE DOBBS FERRY, NY 10522
6	OF-6	3.100-74-21	STEPHANIE M. GEARY	33 BLANCHARD AVENUE DOBBS FERRY, NY 10522
7	OF-6	3.100-80-1	STEVEN A. DEGREE, JAMIE ADORNO	47 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
8	OF-6	3.100-80-2	LEONARD SCAPEROTTA	55 NORTHFIELD REALTY LLC 55 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
9	OF-6	3.100-80-3	CARMELA SANZI, ERNESTO SANZI	61 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
10	OF-6	3.100-80-4	GEPPINO AND GIACINTA MUCCACCARO	21 GOULD AVENUE DOBBS FERRY, NY 10522
11	OF-6	2.100-80-5	MARIA LANGER	33 GOULD AVENUE DOBBS FERRY, NY 10522
12	OF-6	3.100-80-6	GENE ROBINS TRUST, SYBIL ROBINS TRUST	37 GOULD AVENUE DOBBS FERRY, NY 10522
13	OF-6	3.100-80-16	MICHAEL AND KRISTIE FON	42 BLANCHARD AVENUE DOBBS FERRY, NY 10522
14	OF-6	3.100-80-17	THOMAS E. LYONS LIFE ESTATE	36 MOULTON AVENUE DOBBS FERRY, NY 10522
15	OF-6	3.100-80-18	JEAN MAZZARO	34 MOULTON AVENUE DOBBS FERRY, NY 10522
16	OF-6	3.100-80-19	DANIEL J. AND ROSE HARTNETT	30 MOULTON AVENUE DOBBS FERRY, NY 10522
17	OF-6	3.100-80-20	GENE ROBINS, SYBIL ROBINS	37 GOULD AVENUE DOBBS FERRY, NY 10522
18	OF-6	3.100-81-3	DENNIS CONNOR	62 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
19	OF-6	3.100-81-4	DOMINIC TURDO, NICHOLAS TURDO	58 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
20	OF-6	3.100-81-5	DOMINIC TURDO, NICHOLAS TURDO	58 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
21	OF-6	3.100-81-6	HELEN KITROS, JOHN APOSTOLOPOULOS	6 MOULTON AVENUE DOBBS FERRY, NY 10522
22	OF-6	3.100-83-1	CAROL M. AND VINCENT V. BOCCUMINI	35 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
23	OF-6	3.100-83-2	ANNA MARIE KNEIGHT	43 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
24	OF-6	3.100-83-4	HARVINDER JULKA	45 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
25	OF-6	3.100-83-5	FRANK P. SPADACINI JR., TERRY MARIE	27 MOULTON AVENUE DOBBS FERRY, NY 10522
26	OF-6	3.100-83-6	FAUST VENTURINO, DALE VENTURINO	34 BLANCHARD AVENUE DOBBS FERRY, NY 10522
27	OF-6	3.100-83-7	HENRY H. CHOU, CHRISTINE M. YU	38 BLANCHARD AVENUE DOBBS FERRY, NY 10522
28	OF-6	3.100-83-8	HENRY L. BRETTS JR., LORI JEAN BRETTS	30 BLANCHARD AVENUE DOBBS FERRY, NY 10522
29	OF-6	3.100-84-1	TANG QUI, YU LAN XU	1 MOULTON AVENUE DOBBS FERRY, NY 10522
30	OF-6	3.100-84-2	STEVEN OGIBENE, SOPHIA AU	5 MOULTON AVENUE DOBBS FERRY, NY 10522
31	OF-6	3.100-84-3	EDMOND AND ARLENE MANLEY	48 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
32	OF-6	3.100-84-4	FRANCIS M. FARRELL	66 HEATHERDELL ROAD ARDSLEY, NY 10602
33	OF-6	3.100-84-5	NANCY CASADONE	40 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
34	OF-6	3.100-84-6	EDWARD AND MARY GRANT	34 NORTHFIELD AVENUE DOBBS FERRY, NY 10522
35	OF-6	3.100-84-7	ANGEL D. ALCANTARA, ALEXANDRA MANZANO	4 BLANCHARD AVENUE DOBBS FERRY, NY 10522
36	OF-6	3.100-84-8	JOSEPH CARNEY	2 BLANCHARD AVENUE DOBBS FERRY, NY 10522



VILLAGE CONSTRUCTION NOTES:

A. THE APPLICANT SHALL NOTIFY THE BUILDING DEPARTMENT OR VILLAGE'S CONSULTING ENGINEER IN WRITING AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT ANY INSPECTION MAY BE PERFORMED.

1. START OF CONSTRUCTION.
2. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
3. COMPLETION OF SITE CLEARING.
4. COMPLETION OF ROUGH GRADING.
5. INSTALLATION OF SMP'S.
6. COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS.
7. CLOSURE OF CONSTRUCTION.
8. COMPLETION OF FINAL LANDSCAPING.
9. SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS.

B. THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION PRACTICES AND PREPARE INSPECTION REPORTS AT LEAST ONCE A MONTH. THESE REPORTS MUCH BE KEPT ON SITE AND AVAILABLE FOR REVIEW.

C. SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 125 - BLASTING AND EXPLOSIVES OF THE VILLAGE OF DOBBS FERRY CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW/APPROVAL. THIS SHOULD BE NOTED ON THE PLANS.

D. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.

E. AS-BUILT PLANS OF THE PROPOSED DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

F. 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.

G. 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 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.

CODE COMPLIANCE NOTES:

1. ALL PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE BUILDING CODE, NOVEMBER 2019 EDITION.
2. ALL ELECTRICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE NFPA 70 2017 EDITION.
3. ALL PLUMBING WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE, NOVEMBER 2019 EDITION.
4. ALL MECHANICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE, NOVEMBER 2019 EDITION.
5. THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE PERFORMED AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE - RESIDENTIAL PROVISIONS, LATEST EDITION. BY AFFIXING A SEAL AND SIGNING THIS SET OF CONSTRUCTION DOCUMENT, THE REGISTERED DESIGN PROFESSIONAL HEREBY ATTESTS THAT, TO THE BEST OF HIS OR HER KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE CODE.
6. THIS BUILDING IS TYPE 5B CONSTRUCTION.
7. THIS BUILDING'S USE IS OCCUPANCY CLASSIFICATION R-3. SINGLE-FAMILY HOME.

LIST OF DRAWINGS

	ZONING BOARD OF APPEALS	RE-SUBMISSION ZONING BOARD OF APPEALS	PLANNING BOARD
CS	LIST OF DRAWINGS, LOCATION MAPS, DESIGN CRITERIA	01-18-22	04-14-22
EX - 1	EXISTING FIRST FLR PLAN, NORTH, WEST, AND SOUTH ELEVATIONS	01-18-22	04-14-22
A - 1	EXISTING SITE PLAN, PROPOSED SITE PLAN, AND ZONING TABLE	01-18-22	04-14-22
A - 2	TERRACE PLAN, EROSION AND SEDIMENT CONTROL PLAN, AND DETAILS	01-18-22	04-14-22
A - 3	PROPOSED NORTH, WEST, SOUTH ELEVATIONS, AND DETAIL SECTION	01-18-22	04-14-22

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF CHANGES TO THE EXISTING BACK YARD INCLUDING THE INSTALLATION OF A NEW TERRACE, WITH AN IMPERVIOUS SURFACE AREA. PROPOSED OF 633 SQUARE FEET. INTEGRAL TO THIS WORK IS THE REMOVAL OF APPROXIMATELY 572 SQUARE FEET OF EXISTING BRICK PAVING. THE EXISTING IMPERVIOUS SURFACE AREA ON THE SITE IS APPROXIMATELY 3,361 SQUARE FEET, OR 48.88% OF THE LOT AREA. THE PROPOSED WORK, INCLUDING THE NEW TERRACE, WILL INCREASE THE IMPERVIOUS AREA ON THE SITE TO 3,421 SQUARE FEET, OR 49.76%. THE OF-6 ZONING DISTRICT, WITHIN WHICH THE PROPERTY IS LOCATED, LIMITS IMPERVIOUS SURFACE AREA TO 54% OF THE LOT AREA. SUBSEQUENTLY, A VARIANCE FOR IMPERVIOUS SURFACE AREA IS NOT REQUIRED.

PROPOSED IS THE CONSTRUCTION OF A PAVED TERRACE BUILT ON THE WEST SIDE OF THE HOUSE TO PROVIDE AN EXTERIOR ENTERTAINMENT AREA. THE TERRACE WILL BE PAVERS ON A CONCRETE SLAB. AN EXTERIOR GAS FIREPLACE AND AN OUTDOOR KITCHEN WILL BE LOCATED ON THE PAVED TERRACE.

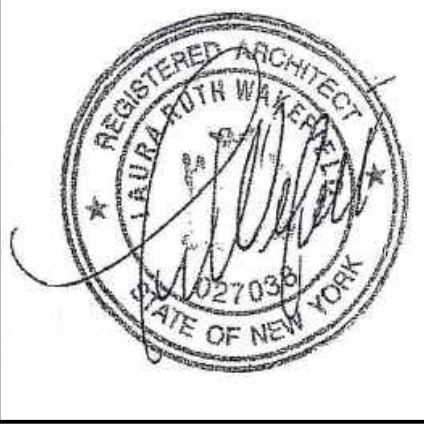
STORM WATER RUNOFF FROM THE PROPOSED PAVED TERRACE WILL BE COLLECTED AND RETAINED ON SITE IN A SUBSURFACE STORM DRAINAGE SYSTEM.

THE YARD DISRUPTED BY THE PROPOSED WORK WILL BE RE-LANDSCAPED.

LIST OF APPROVALS REQUIRED

BOARD	DATE
ZONING BOARD OF APPEALS	APRIL 13, 2022 FOR CANOPY COVER - DENIED
PLANNING BOARD	
ARCHITECTURAL AND HISTORIC REVIEW BOARD	

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT



LAURA WAKEFIELD

ARCHITECT

329 BROADWAY

DOBBS FERRY, NY 10522

TEL: 914 693 6165

N.Y.S STATE LICENSE

No. 27038

WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 145 SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

JULKA RESIDENCE

45 NORTHFIELD AVENUE
DOBBS FERRY, NEW YORK 10522

PROJECT TITLE:

PROJECT NO.: 211

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway

Dobbs Ferry, N.Y. 10522

Phone: (914) 693-5093

Fax: (914) 693-5390

email: arch329@gmail.com

ISSUED / REVISIONS

SHEET TITLE:

COVER SHEET

DATE:

04-14-22

DRAWN BY:

SSJ

SCALE:

AS NOTED

CHECKED BY:

PRS

CS