





**NORTH ELEVATION ( MOULTON AVENUE )**

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET  
 0 1 2 4 8



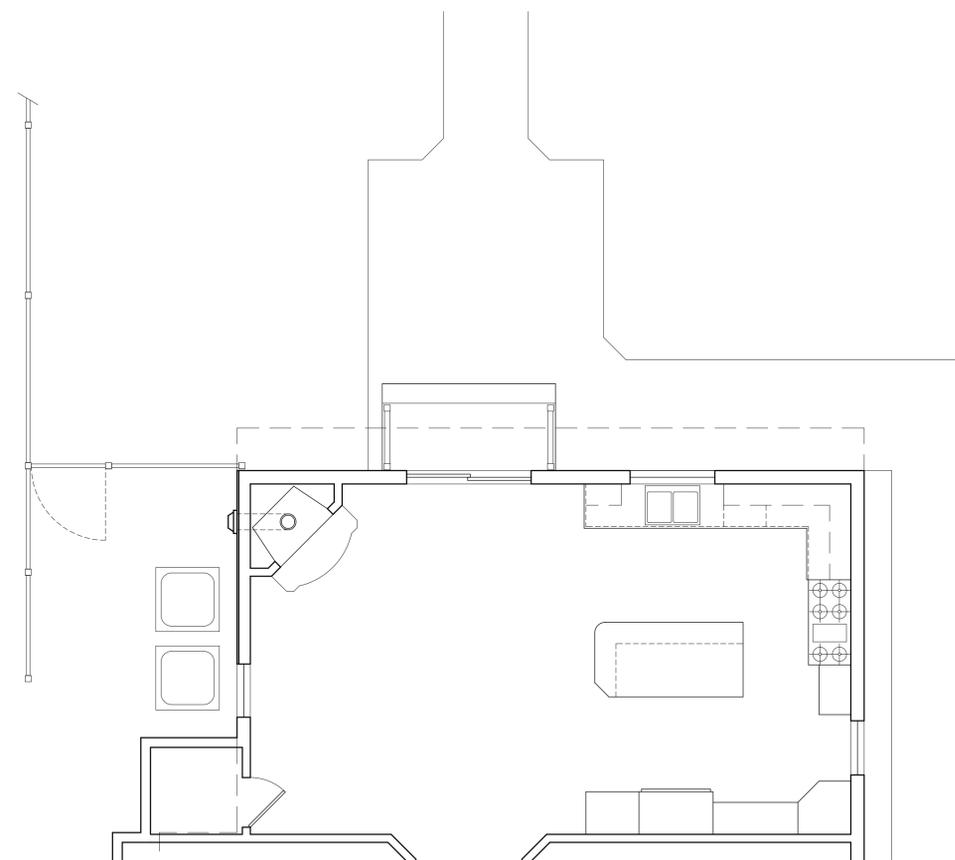
**WEST ELEVATION**

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET  
 0 1 2 4 8



**SOUTH ELEVATION**

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET  
 0 1 2 4 8



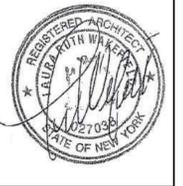
PLAN - NORTH



**PARTIAL FIRST FLOOR PLAN**

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET  
 0 1 2 4 8

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS 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  
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 TEL: 914 693 6165  
 N.Y.S STATE LICENSE  
 No. 27038

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 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.

PROJECT TITLE:  
**JULKA RESIDENCE**  
 45 NORTHFIELD AVENUE  
 DOBBS FERRY, NEW YORK 10522  
 PROJECT NO.: **2111**

**GOTHAM DESIGN**  
 AND COMMUNITY DEVELOPMENT LTD.

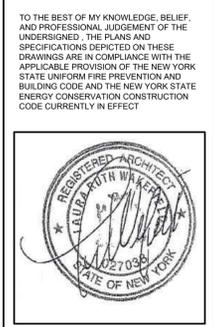
329 Broadway  
 Dobbs Ferry, N.Y. 10522  
 Phone: ( 914 ) 693-5093  
 Fax: ( 914 ) 693-5390  
 email: arch329@gmail.com

ISSUED / REVISIONS

SHEET TITLE:  
**PARTIAL EXISTING FIRST FLOOR PLAN AND NORTH, WEST AND SOUTH ELEVATIONS**

DATE: 12-21-2021	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

**EX-1**



**LAURA WAKEFIELD**  
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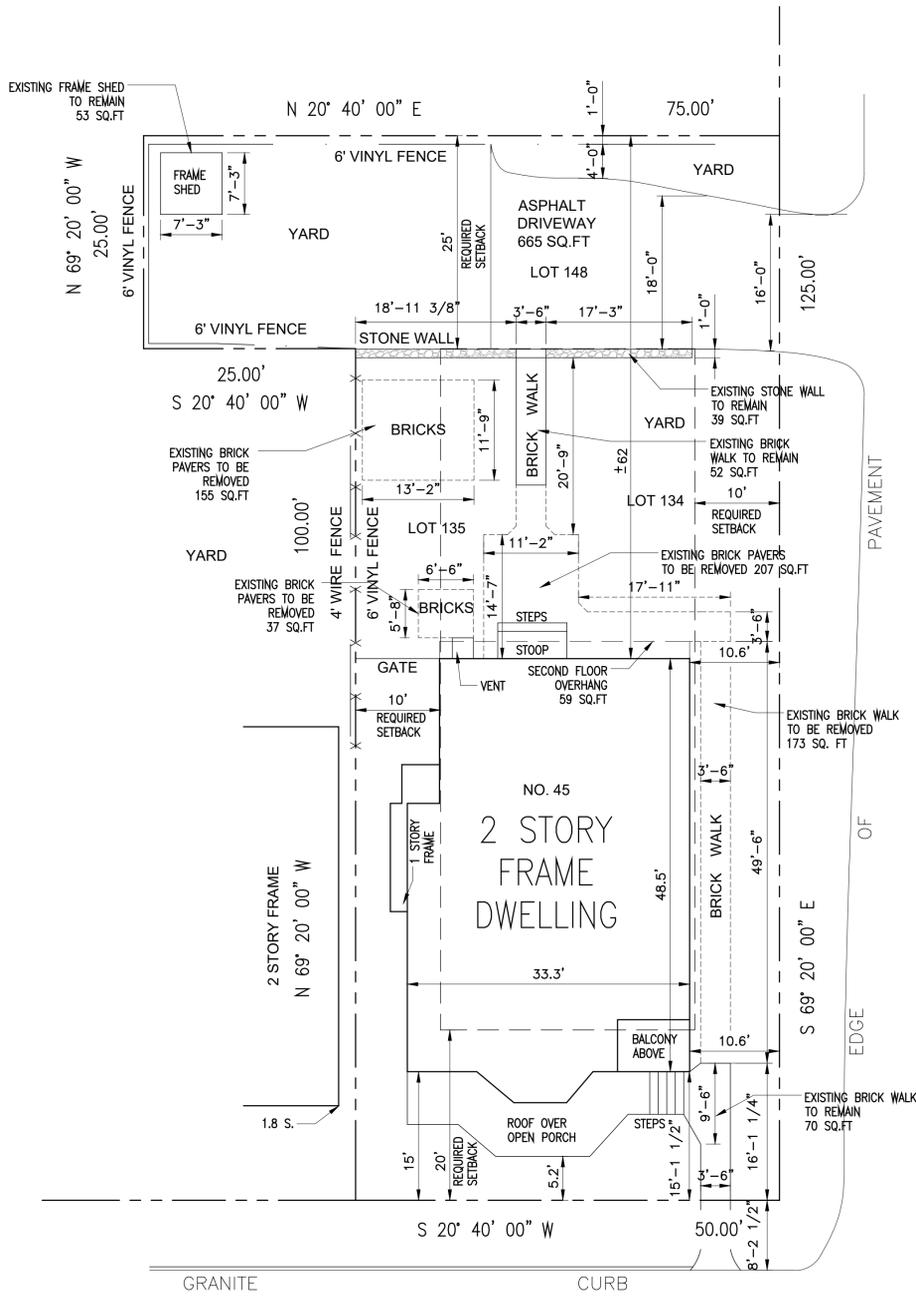
ISSUED / REVISIONS  
 04-14-22  
 REMOVED ROOF STRUCTURE  
 FROM PROPOSED SITE PLAN  
 REMOVED WOOD BURNING  
 FIRE PLACE

SHEET TITLE:  
**EXISTING SITE PLAN  
 AND  
 PROPOSED SITE PLAN**

DATE: <b>04-14-22</b>	DRAWN BY: <b>SSJ</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A-1**

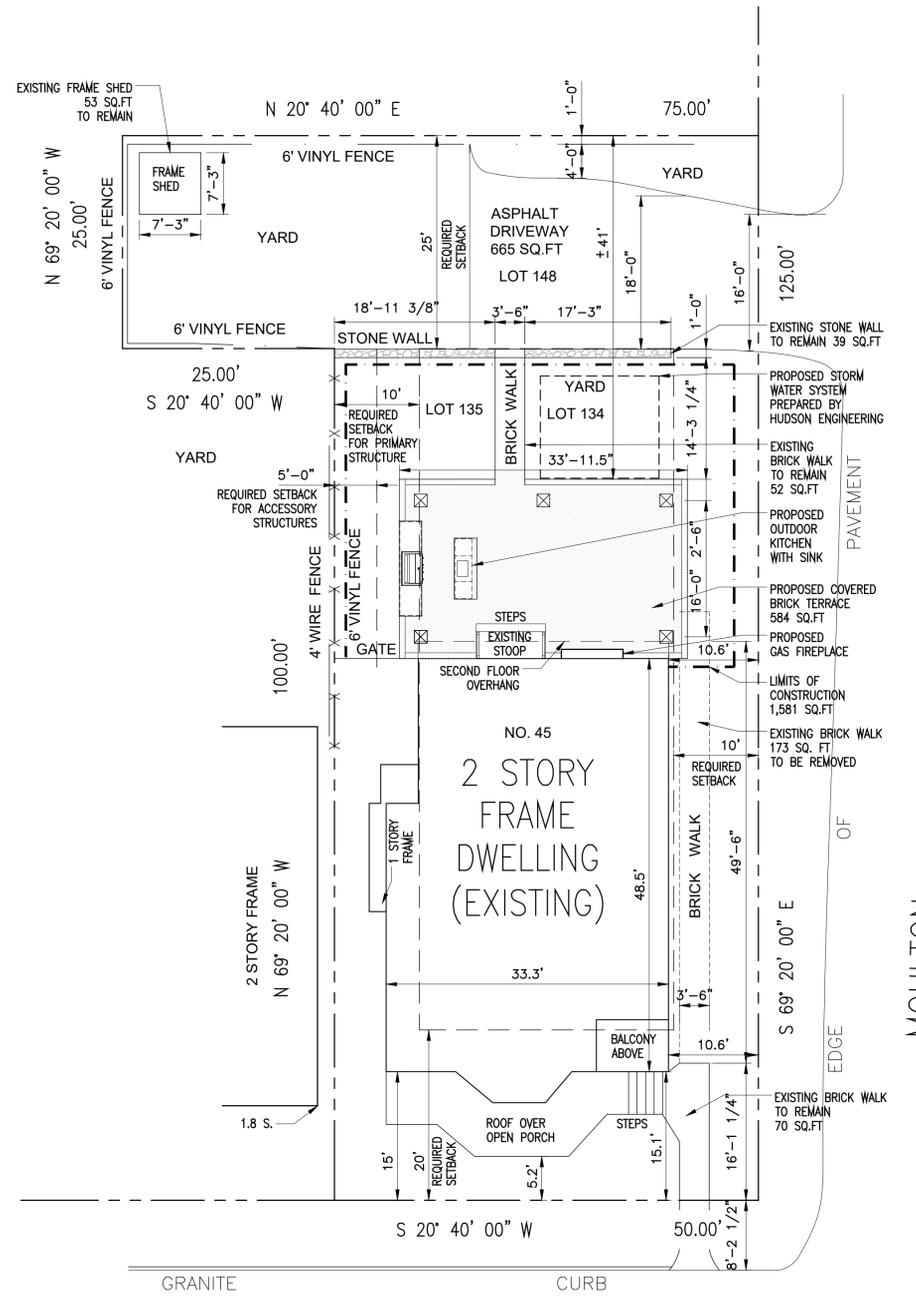
ZONING TABLE					
PROPERTY LOCATION : 45 NORTHFIELD AVENUE TAX ID No 3.100 . 83 - 4					
OWNER : HARVINDER JULKA 45 NORTHFIELD AVENUE DOBBS FERRY, NY 10522					
ZONING DISTRICT OF - 6					
REQUIREMENT	UNITS	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE REQUESTED
MINIMUM NET LOT AREA	SQ.FT.	5,000	6875	UNCHANGED	
MINIMUM LOT WIDTH	FEET	50	50	UNCHANGED	
MINIMUM LOT DEPTH	FEET	100	125	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	27	28.27	UNCHANGED	
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	54	48.88	49.76	NO
MINIMUM FRONT YARD SETBACK	FEET	20	15	UNCHANGED	
MINIMUM REAR YARD SETBACK	FEET	25	61.33 ±	41.00 ±	
MINIMUM SIDE YARD SETBACK EACH	FEET	10	4.1	UNCHANGED	
MINIMUM SIDE YARD SETBACK BOTH	FEET	20	14.7	UNCHANGED	
STORIES	NUMBER	2.5	2.5	UNCHANGED	
MAXIMUM HEIGHT (GREATER THAN 0.30)	FEET	35	30.8 ±	UNCHANGED	
OFF STREET PARKING	NUMBER	2	2	UNCHANGED	



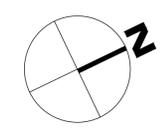
MOULTON AVENUE

BUILDING COVERAGE EXISTING		LOT COVERAGE EXISTING		LOT COVERAGE PROPOSED	
HOUSE	1632	HOUSE	1632	HOUSE	1632
2ND FL. OVERHANG	59	2ND FL. OVERHANG	59	2ND FL. OVERHANG	59
PORCH & STEPS	200	PORCH & STEPS	200	PORCH & STEPS	200
SHED	53	SHED	53	SHED	53
TOTAL EXISTING	1,944	TOTAL EXISTING	3,361	TOTAL PROPOSED	3,421
	1,944 / 6,875 = 28.27%		3,361 / 6,875 = 48.88%		3,421 / 6,875 = 49.76%

- LEGEND**
- SETBACK LINE
  - DEMO LINE
  - EXISTING PROPERTY LINE
  - EXISTING PAVEMENT EDGE
  - EXISTING WALL
  - x-x-x- EXISTING WIRE FENCE

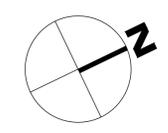


MOULTON AVENUE



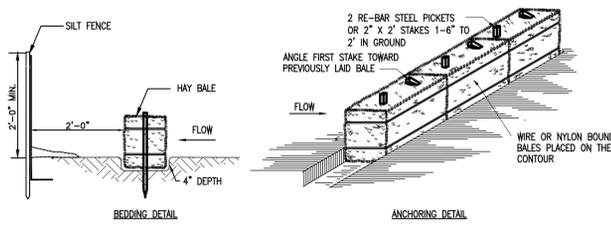
**SITE PLAN - EXISTING**  
 SCALE : 1" = 10'-0"  
 GRAPHIC SCALE IN FEET  
 0 5 10 20

TAX PARCEL ID : 3.100-83-4  
 ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED JANUARY 18, 2022  
 PREPARED BY: GERALD T. O'BUCKLEY  
 PROFESSIONAL AND SURVEYORS AND ENGINEERS  
 42-12 192nd STREET  
 FLUSHING, N.Y. 11358  
 TEL 718 321-1231  
 FAX 718 321-8076



**SITE PLAN - PROPOSED**  
 SCALE : 1" = 10'-0"  
 GRAPHIC SCALE IN FEET  
 0 5 10 20

NOTE:  
 ALL LIGHTING SHALL COMPLY  
 WITH SECTION 300-11.4

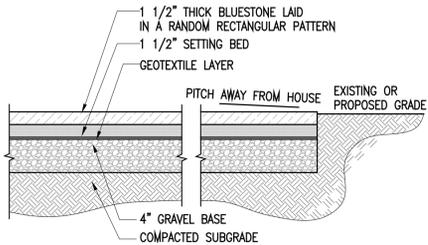


**HAYBALE DETAIL (TYPICAL)**

NOT TO SCALE

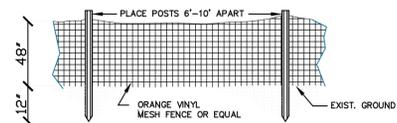
**INSTALLATION NOTES**

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



**BLUE STONE PAVING DETAIL (ON GRADE)**

NOT TO SCALE

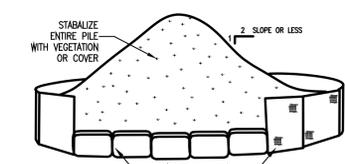


**CONSTRUCTION FENCE**

NOT TO SCALE

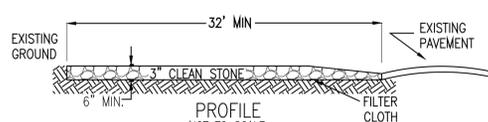
**INSTALLATION NOTES**

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
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 SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.



**TOPSOIL STOCKPILE**

NOT TO SCALE



**PLAN VIEW**

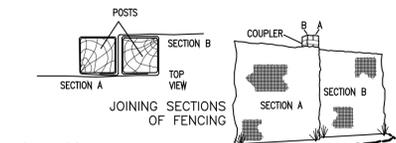
NOT TO SCALE

**INSTALLATION NOTES**

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - EIGHT (8) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS, TWENTY (20) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BEAM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED INTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

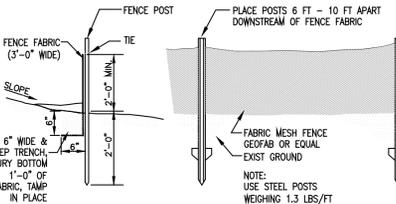
**STABILIZED CONSTRUCTION ENTRANCE**

NOT TO SCALE



**INSTALLATION NOTES**

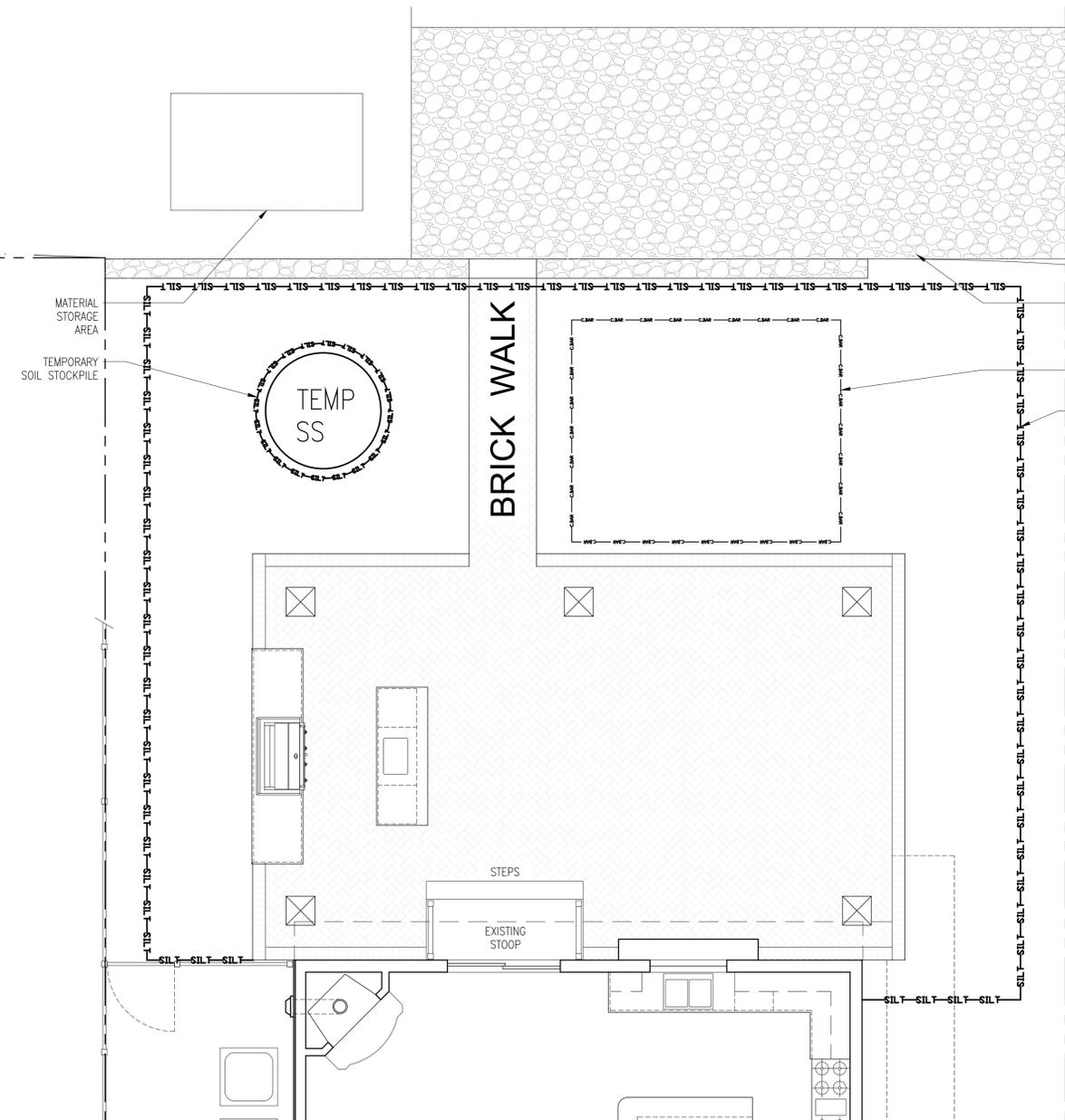
1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.



NOTE: AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATIVE GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDMENT TRENCH RESTORED TO A NATURAL CONDITION.

**SILT FENCE DETAIL**

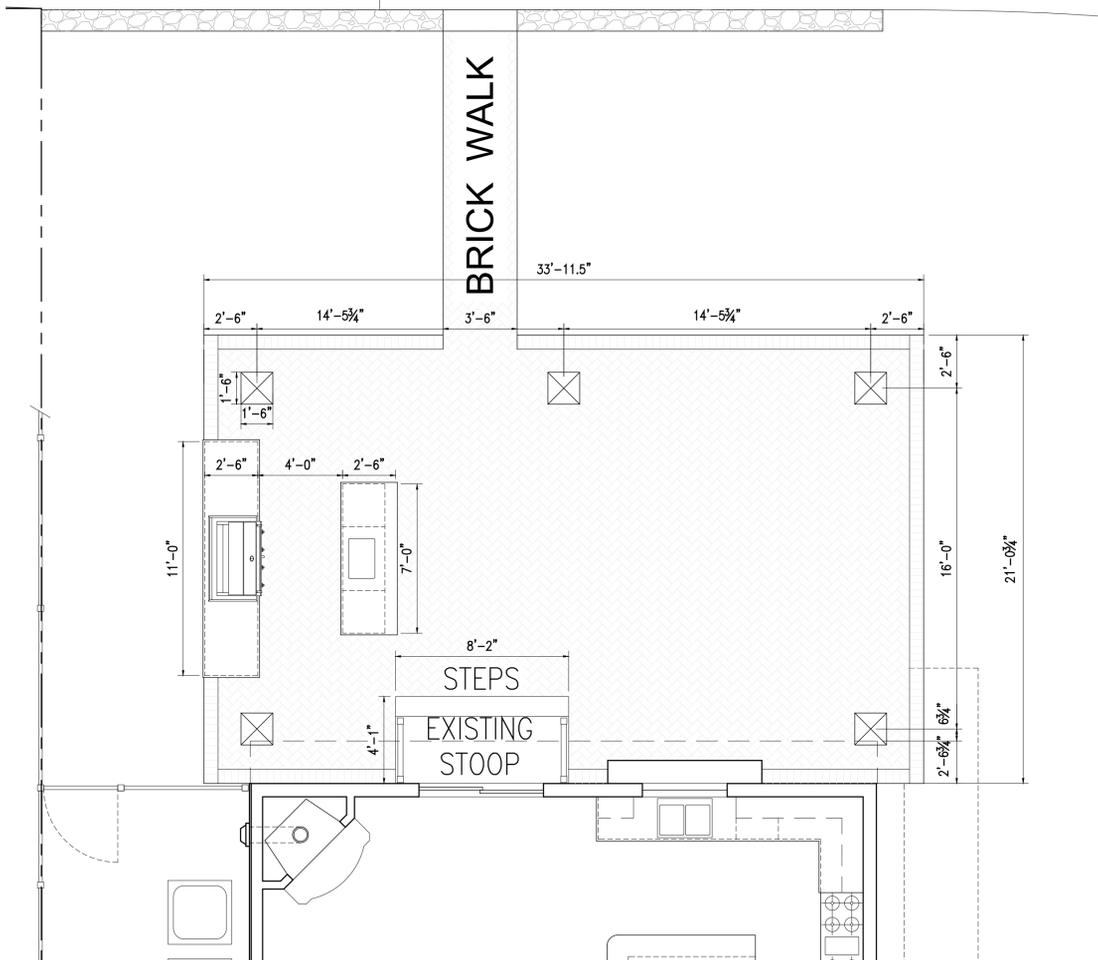
NOT TO SCALE



**EROSION AND SEDIMENT CONTROL PLAN**

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

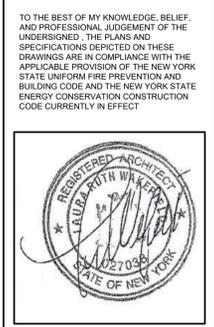
GRAPHIC SCALE IN FEET



**TERRACE PLAN**

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

GRAPHIC SCALE IN FEET



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PROJECT TITLE:  
**JULKA RESIDENCE**  
45 NORTHFIELD AVENUE  
DOBBS FERRY, NEW YORK 10522  
PROJECT NO.: **211**

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ISSUED / REVISIONS

SHEET TITLE:  
**PROPOSED PLAN, ROOF PLAN AND DETAILS**

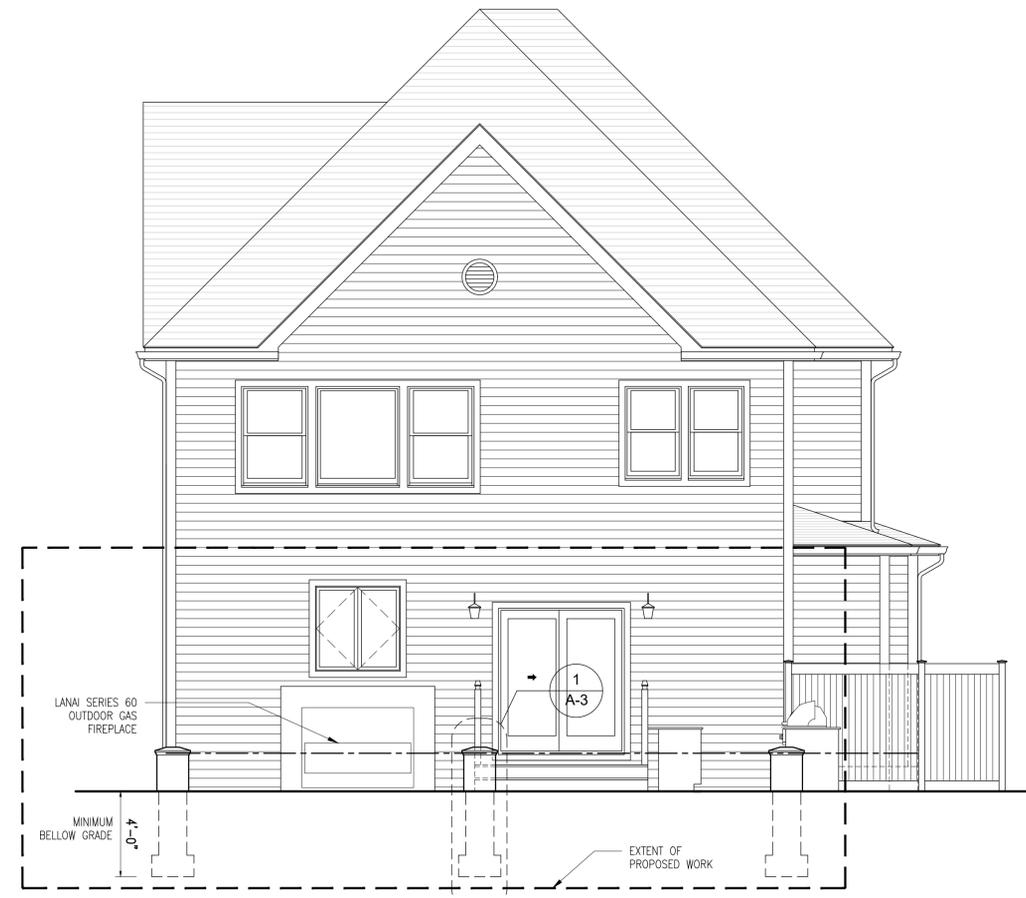
DATE: <b>04-14-22</b>	DRAWN BY: <b>SSJ</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A-2**



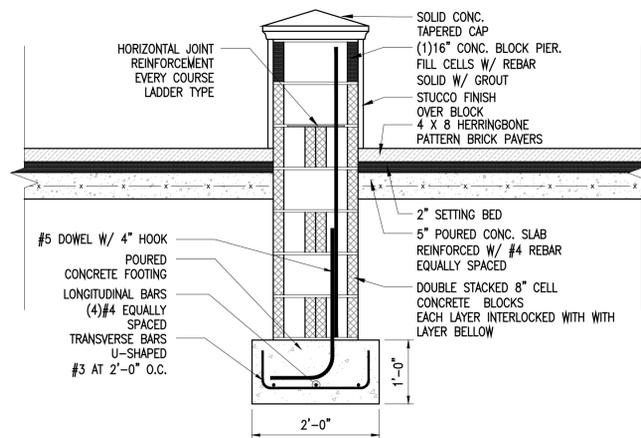
**NORTH ELEVATION ( MOULTON AVENUE )**

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET



**WEST ELEVATION**

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET



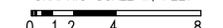
**DETAIL SECTION 1**

SCALE : 3/4" = 1'-0" GRAPHIC SCALE IN FEET



**SOUTH ELEVATION**

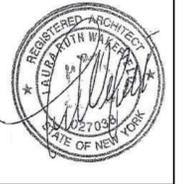
SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET



**CONSTRUCTION SEQUENCE NOTES:**

1. PRIOR TO INITIATING ANY WORK AT THE SITE, THE GENERAL CONTRACTOR SHALL CONDUCT A SITE MEETING WITH THE CONSTRUCTION MANAGER, PROJECT ENGINEER, AND BUILDING INSPECTOR TO DISCUSS THE SCHEDULE AND CONFIRM THE SITE CONDITIONS.
2. INSTALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING THE FOLLOWING:
  - A. PLEASE ORANGE CONSTRUCTION FENCING AROUND ANY AREAS SCHEDULED FOR EX-FILTRATION TO AVOID COMPACTION.
  - B. CREATE A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA, INCLUDING AN ANTI-TRACKING PAD.
  - C. INSTALL TREE PROTECTION ON TREES AS NOTED ON THE PLANS AND RIBBON TREES SCHEDULED FOR REMOVAL.
  - D. ESTABLISH A CONSTRUCTION STAGING AREA.
  - E. REMOVE SELECTIVE VEGETATION FOR INSTALLATION OF SILT FENCE.
  - F. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
3. THE BUILDING INSPECTOR AND VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES, IF DEEMED NECESSARY TO MITIGATE UNFORESEEN EROSION OF DISTURBED SOILS AND SILTATION.
4. MAINTAIN THE SITE FREE OF DEBRIS AT ALL TIMES. REMOVE DUMPSTERS WITHIN 24 HOURS OF BEING FILLED.
5. DURING CONSTRUCTION, MAINTAIN ALL EROSION AND SEDIMENT MEASURES AT ALL TIMES. INSPECT SILT FENCES AND STRAWBALE BARRIERS WEEKLY, IN ADVANCE OF FORECAST STORMS, AND FOLLOWING STORM EVENTS. MAINTAIN, REPAIR AND AUGMENT AS NECESSARY.
6. STRIP TOPSOIL AND STOCKPILE AT THE LOCATION SPECIFIED ON THE PLANS. TEMPORARILY STABILIZE TOPSOIL STOCKPILES BY COVERING WITH TARPULINS. INSTALL SILT FENCE AROUND TOE OF SLOPE.
7. STAKE THE SITE WITH OFFSET STAKES TO SHOW THE LIMITS OF THE EXCAVATION FOR THE TERRACE AND THE STORMWATER DRAINAGE SYSTEM.
8. EXCAVATE FOR THE TERRACE AND STORMWATER DRAINAGE SYSTEM.
9. INSTALL THE STORMWATER DRAINAGE SYSTEM, WITH INSPECTIONS BY THE BUILDING DEPARTMENT OF THE GRAVEL BASE INCLUDING THE SOIL FABRIC, THE INSTALLATION OF THE SYSTEM, THE INSTALLATION OF THE GRAVEL WITH THE SOIL FABRIC WRAPPED OVER THE INSTALLATION, AND THE BACKFILL OF THE YARD.
10. INSTALL THE CONCRETE FOOTINGS AND PIERS.
11. INSTALL THE PLUMBING AND ELECTRICAL CONDUITS FOR THE OUTDOOR KITCHEN.
12. INSTALL THE GRAVEL BASE FOR THE TERRACE PAVERS.
13. INSTALL THE TERRACE.
14. INSTALL 4" - 6" TOPSOIL AND FINISH GRADE THE SITE.
15. SEED ALL DISTURBED SITE AREAS AND SPREAD SALT HAY OVER SEEDED AREAS. MAINTAIN ALL PLANTED AREAS UNTIL MATERIAL HAS TAKEN ROOT AND BECOME STABLE.
16. AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH VEGETATION, REMOVE EROSION AND SEDIMENT CONTROL MEASURES.
17. SUBMIT "AS-BUILT" DRAWINGS OF THE COMPLETED WORK INCLUDING ALL SITE IMPROVEMENT AND HAVE A FINAL SURVEY PREPARED FOR SUBMISSION TO THE BUILDING DEPARTMENT.
18. OBTAIN THE CERTIFICATE OF OCCUPANCY OR COMPLETION OF CONSTRUCTION FOLLOWING FINAL INSPECTION BY THE BUILDING INSPECTOR.

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



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**ISSUED / REVISIONS**

04-14-22  
REMOVED ROOF STRUCTURE FROM PROPOSED ELEVATIONS AND PARTIAL PLAN

REMOVED WOOD BURNING FIRE PLACE

SHEET TITLE:  
**NORTH, WEST, SOUTH ELEVATIONS, SECTION AND PARTIAL PLAN**

DATE: **04-14-2022** DRAWN BY: **SSJ**

SCALE: **AS NOTED** CHECKED BY: **PRS**

**A-3**