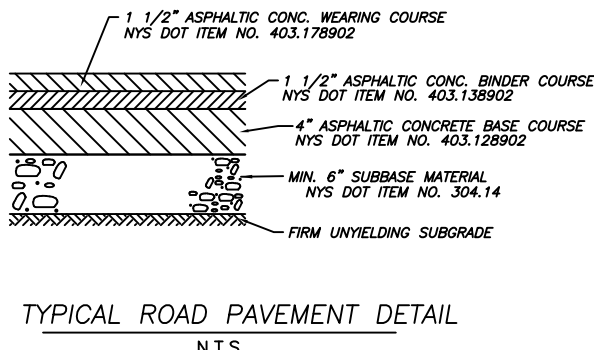
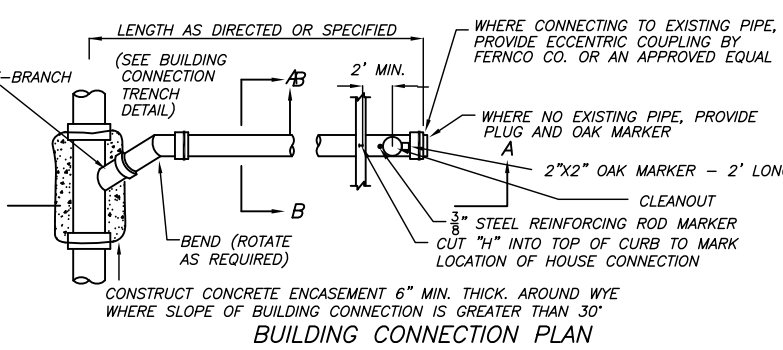


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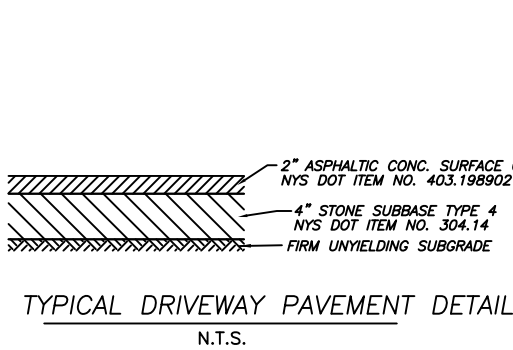
ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY RAMSAY LAND SURVEYING PC LAST DATED APRIL 14, 2019, PROVIDED BY OWNER.

NOTES:

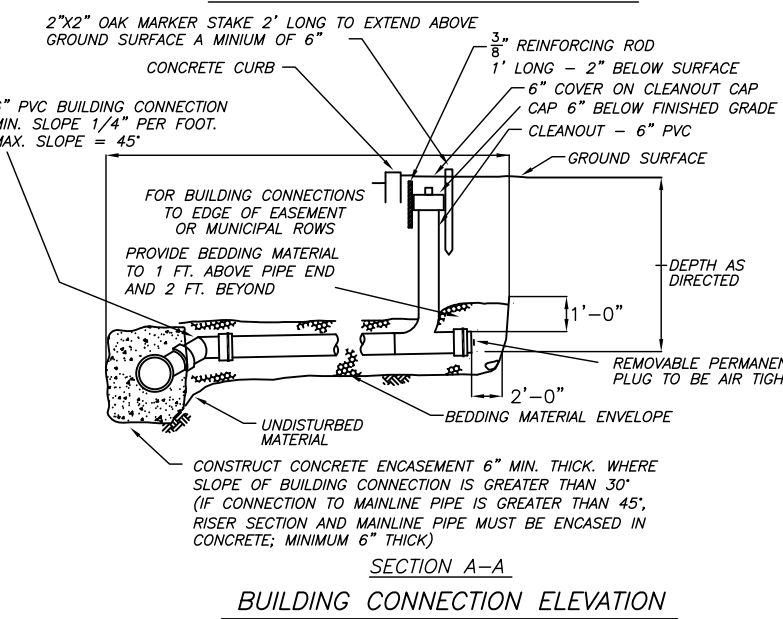
- DATUM UTILIZED NAVD83.
- ALL STRUCTURES ON SITE TO BE REMOVED.
- LIMIT OF DISTURBANCE = 800' SF.
- THE INFILTRATION SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE CONTRIBUTING AREA IS STABILIZED.
- THE AREA OF INFILTRATION SHALL BE PROTECTED AGAINST OVER-COMPACTION.
- THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SITUATION AND EROSION OF DISTURBED SOILS.
- AS-BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
- INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE AS-BUILTS.
- THE RESTORATION FOR WORK PERFORMED WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER & BUILDING INSPECTOR.
- BEFORE THE SITE PLANS ARE SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTEE WHICH SHALL BE IN THE AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.



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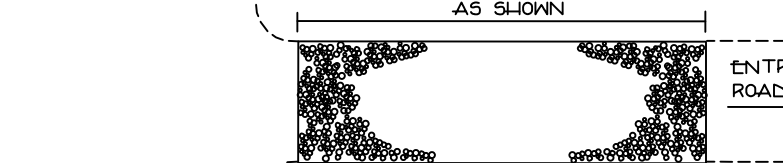
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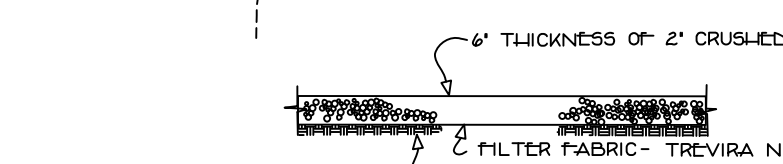
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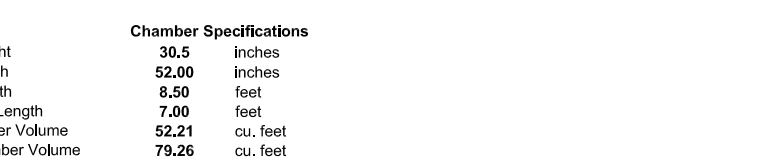
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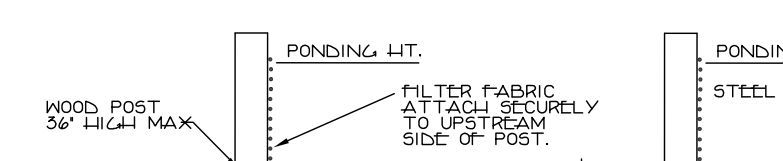
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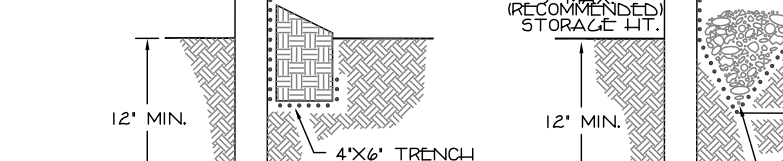
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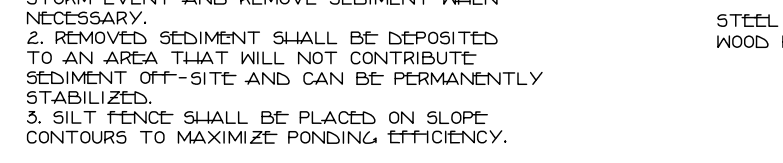
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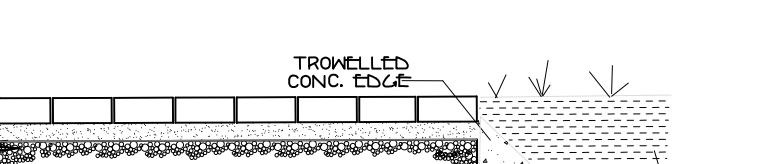
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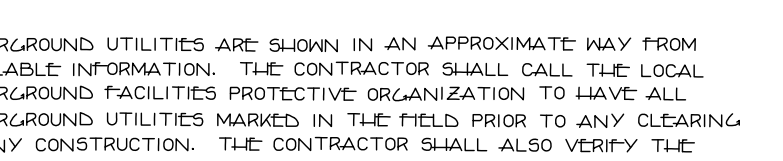
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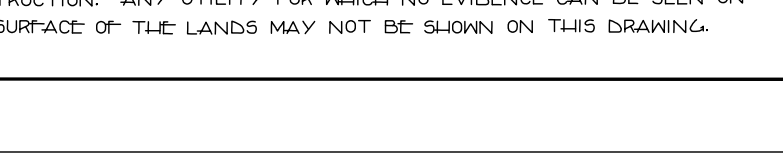
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BULK REQUIREMENTS

ZONE: OF-6

	MINIMUM LOT AREA	LOT FRONT FEET	LOT DEPTH FEET	ODDEN FRONT YARD FEET	IRVING FRONT YARD FEET	SIDE SETBACK FEET	TOTAL SIDE SETBACK FEET	SIDE TO SIDE FEET	REAR TO REAR FEET	REAR YARD FEET	IMP. SURFACE COVERAGE (PERCENT)	BLDG. LOT COVERAGE (PERCENT)	BLDG. LOT COVERAGE (PERCENT)	PAVE. LOT COVERAGE (PERCENT)
REQD.	5,000 SQ. FT.	50	100	20	10	10	20	5	5	25	54	27	35	28
PROD.	7,028 SQ. FT.	50	138.4	22.75	20.0	10.0	10.2	20.2	5.6	5	51.9	27.0	29.8	23.7

* PER BUILDING INSPECTOR

INTERVIEWS SURFACE COVERAGE:

EX. HOUSE AND WALKWAYS: 1,240 SF
EX. DRIVEWAY: 1,259 SF
PROP. HOUSE: 2,237 SF
PROP. DRIVEWAY: 1,407 SF
TOTAL: 5,143 SF
PROPOSED IMP. COVERAGE: 5,143 / 7,028 = 0.732 (73.2%)

BUILDING COVERAGE:

PROP. GARAGE: 565 SF
PROP. HOUSE: 1,332 SF
EX. BLDG. COVERAGE: 1,897 / 7,028 = 0.269 (26.9%)

- CONSTRUCTION SEQUENCE (SITEWORK)
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
 - CONSTRUCT EROSION CONTROL DEVICES.
 - CLEAR SITE WITHIN LIMIT OF DISTURBANCE, STRIP AND STOOLPILE TOPSOIL AND GRADE SITE.
 - EXCAVATE FOR DWELLING, GARAGE & CULTCOTS.
 - CONSTRUCT FOUNDATIONS AND DRAINAGE.
 - CONSTRUCT DWELLING & GARAGE.
 - AFTER BUILDING IS COMPLETE, PERFORM FINAL GRADING, SPREAD TOPSOIL AND INSTALL LANDSCAPING.
 - REMOVE SOIL EROSION CONTROL DEVICES WHEN ALL DISTURBED AREAS HAVE BEEN INSTALLED.

DURATION:

- 1 DAY
- 1 DAY
- 1 DAY
- 1 WEEK
- 1 MONTH
- 5 MONTHS
- 1 WEEK
- 1 DAY

Tax Block 95, Lot 6
Now or Formerly
RONALD VOLPICELLI III

HEDGES ON SOUTH &
WEST TO REMAIN
TREE PROTECTION
REQUIRED

Tax Block 95, Lot 9
Now or Formerly
HARRY KIREAKEDESI

Hse.No.33

Tax Block 95, Lot 8
Now or Formerly
MARIE A. PARTENZA

OGDEN PLACE

IRVING

PLACE

PROPOSED CONDITIONS

SCALE: 1"=10'

PLOT PLAN
FOR
12 IRVING PLACE
TAX LOT 31-95-7
TOKARSKI
SITUATE IN THE
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

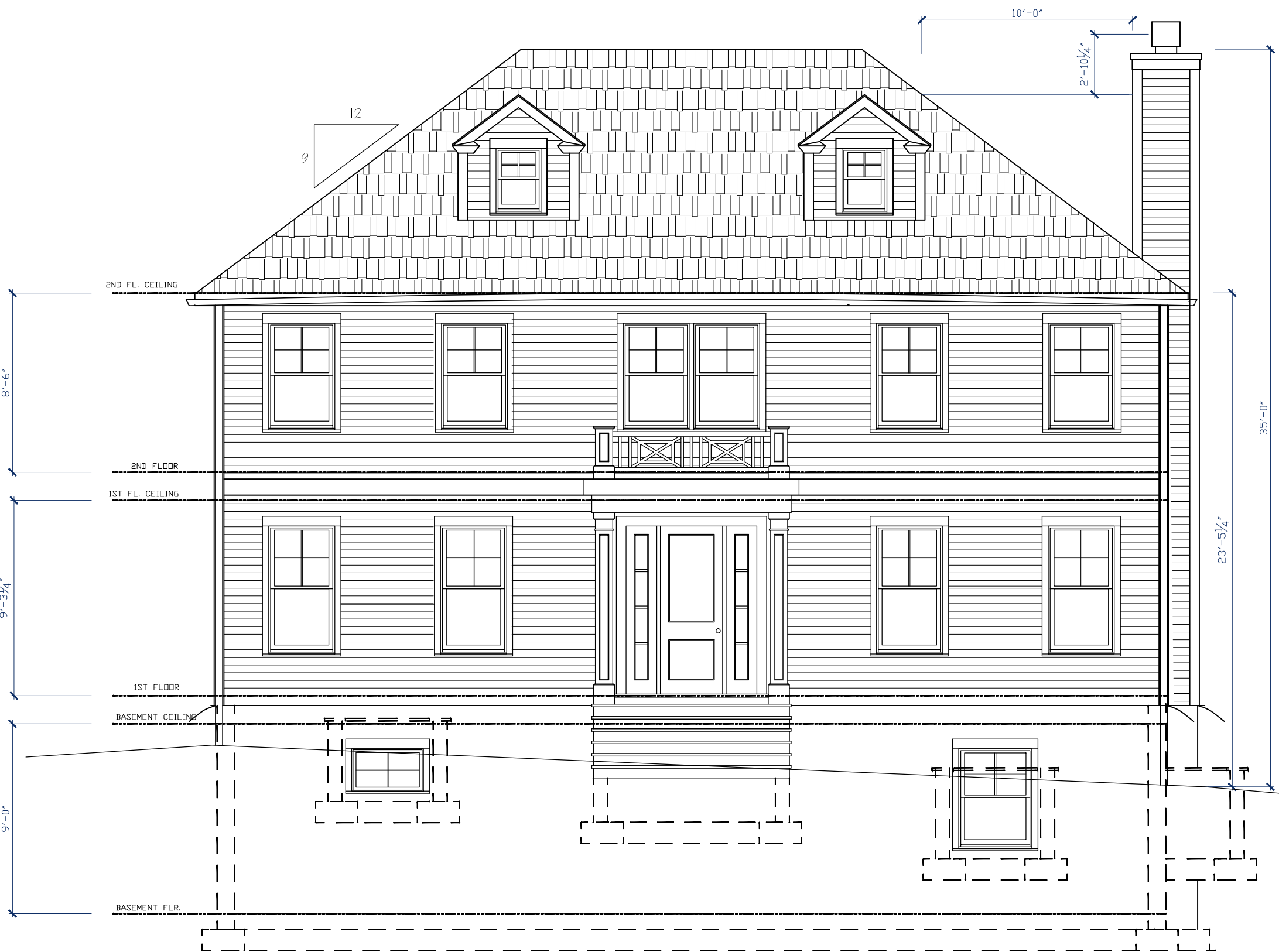
1 7/15/20 ADJUST LANDING

PAUL GDANSKI P.E., PLLC
633 WOODMONT LANE
SLOATSBURG, NEW YORK 10901
(917) 418-0999
EMAIL: PGSKI@EARTHLINK.NET

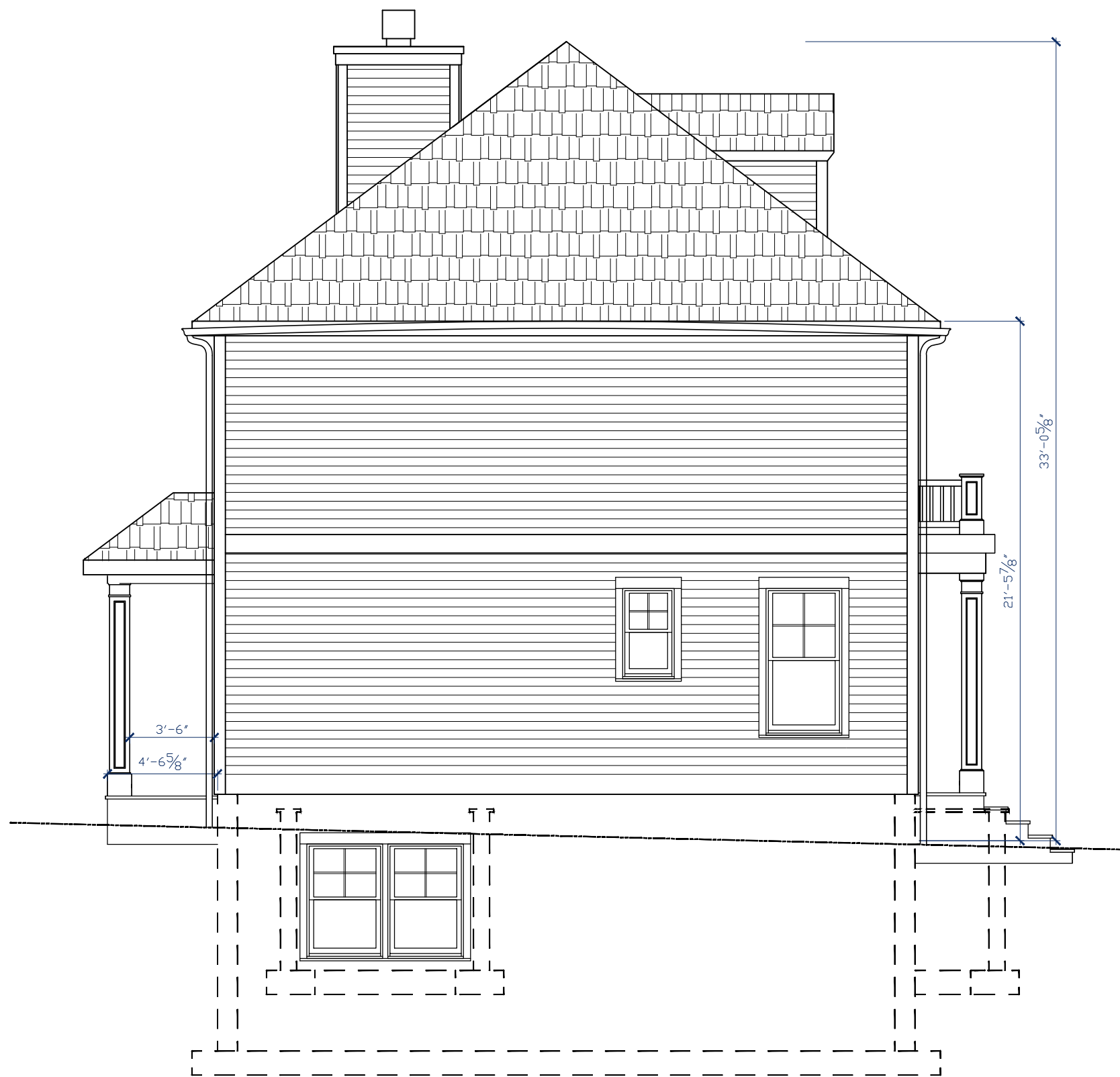
Sheet	3 OF 14
City	IRVING
Date	12/20/19
Scale	1"=10'

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PLAN IS A VIOLATION OF SECTION 7209(2) OF THE
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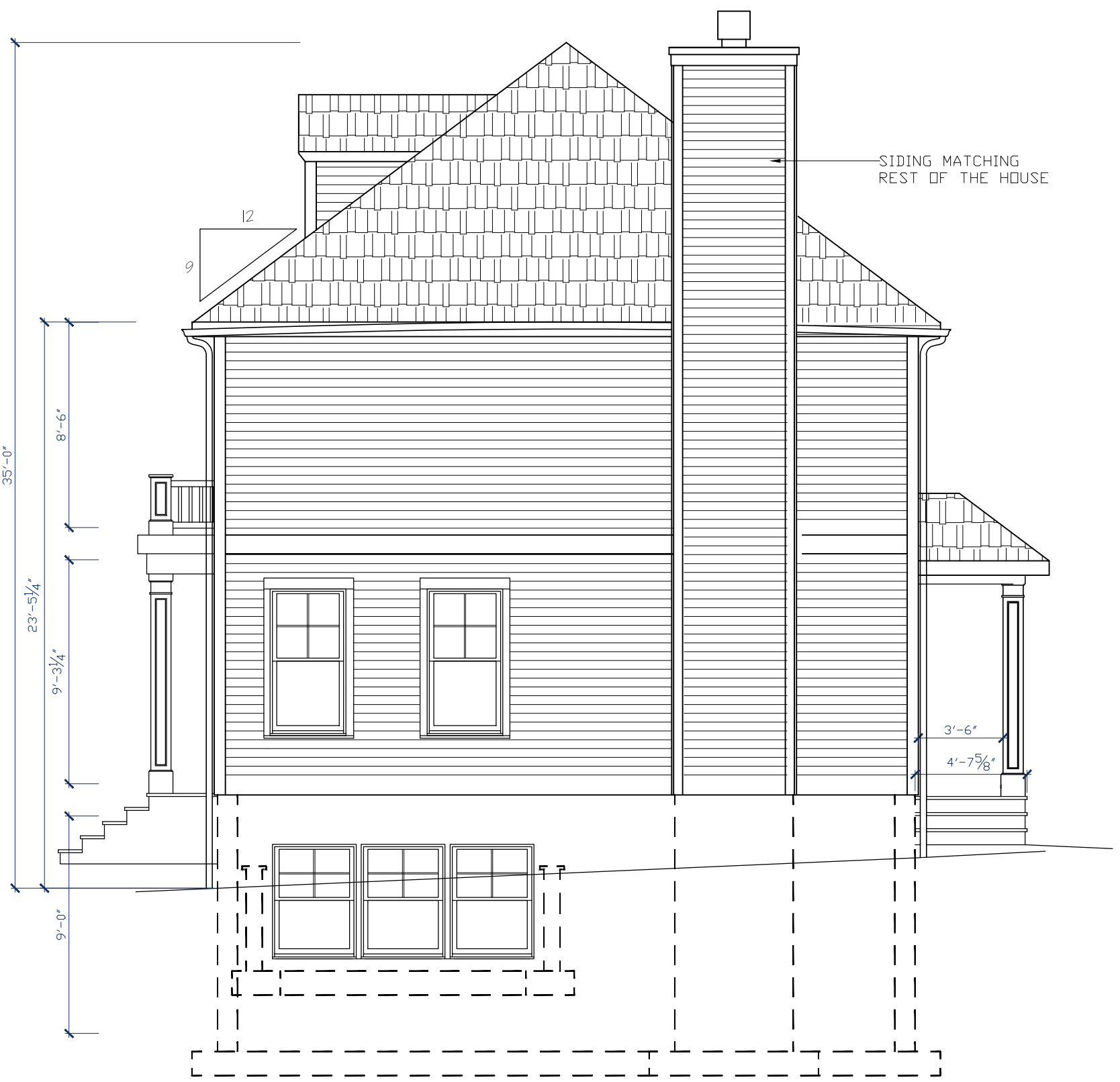
1 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"



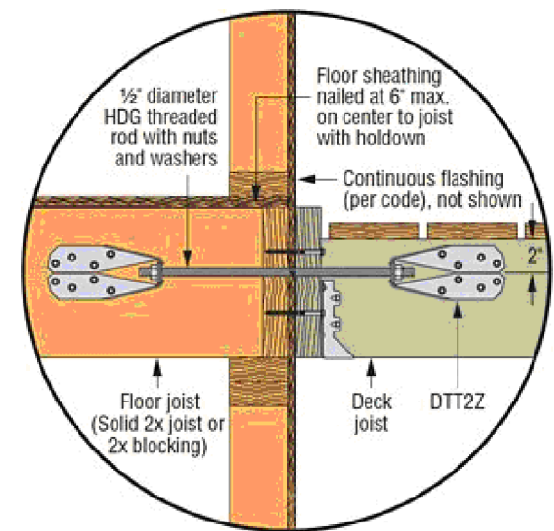
3 REAR ELEVATION
Scale: 3/16" = 1'-0"



4 LEFT SIDE ELEVATION
Scale: 3/16" = 1'-0"

WINDOWS SCHEDULE

ROOM NAME	AREA (SQ FT)	REQUIRED		PROVIDED		CEILING HEIGHT (FT)
		LIGHT (SQ FT)	VENT (SQ FT)	LIGHT (SQ FT)	VENT (SQ FT)	
		2% OF FLOOR AREA	4% OF FLOOR AREA			
STUDY	149.5	11.96	5.98	33.51	18.60	9'3-1/4"
POWDER ROOM	24.1	1.93	0.96	4.73	2.79	9'3-1/4"
KITCH., LIV. ROOM, & DINING ROOM	846.0	67.68	33.84	147.95	118.43	9'3-1/4"
MASTER BEDROOM	195.0	15.60	7.80	22.34	12.40	8'6"
BEDROOM 1	121.2	9.70	4.85	11.17	6.20	8'6"
BEDROOM 2	187.4	14.99	7.50	22.34	12.40	8'6"
BEDROOM 3	187.1	14.97	7.48	22.34	12.40	8'6"
MASTER BATH	103.3	8.26	4.13	8.59	4.79	8'6"
PLAYROOM (BASE.)	582.0	46.56	23.28	46.56	25.64	9'0"
BEDROOM (BASE.)	202.6	16.21	8.10	20.62	11.46	9'0"



SIMPSON STRONG-TIE DTT22 DETAIL
NOT TO SCALE

NO.	WINDOW MODEL	EGRESS SIZE AREA (SQ FT) (5.70 SQ FT)	REQUIRED		PROVIDED		PROVIDED		QUANTITY	LOCATION
			HEIGHT (min.)	WIDTH (min.)	HEIGHT	WIDTH	LIGHT	VENT		
A1	CN245	2.3	24"	20"	47'-15/16"	10'-13/16"	10.7	9.6	1	KITCHEN
A2	DH2036	2.77	24"	20"	18'-1/4"	21'-7/8"	4.73	2.79	1	POWDER ROOM
A3	DH30410	6.17	24"	20"	26'-1/4"	33'-7/8"	11.17	6.20	9	2ND FLOOR BEDROOMS
A4	DH3046	5.7	24"	20"	24'-1/4"	33'-7/8"	10.31	5.73	4	GARAGE 1ST FL. BSMT BED
A5	DH20210	2.16	24"	20"	14'-1/4"	33'-7/8"	3.68	2.18	2	ATTIC DORMERS
A6	DH30510	7.58	24"	20"	32'-1/4"	21'-7/8"	13.75	7.61	7	1ST FLOOR
A7	AXW41	2.0	24"	20"	6'-1/2"	43'-3/8"	9.50	2.0	3	GARAGE
A8	DH3446*	6.37	24"	20"	24'-1/4"	33'-7/8"	11.64	6.41	4	BSMT PLAYROOM
A9	A351	1.6	24"	20"	6'-3/8"	36'-3/16"	4.9	1.6	1	BSMT. STORAGE
A10	DH30310	4.76	24"	20"	20'-1/4"	33'-7/8"	4.9	1.6	1	MASTER BATHROOM

* EGRESS WINDOW

EXTERIOR DOORS SCHEDULE

NO.	MATERIAL	SPECIFICATION	REMARKS	JAMB	LOCATION
D1	WOOD	1'6" X 8'0" SIDE (4) LITE / 3'0" X 8'0" DOOR (2) PANEL / 1'6" X 8'0" SIDE (4) LITE	LH15	6'-7/8"	FRONT DOOR
D2	WOOD	3'0" X 8'0" (2) PANEL WOOD	LH15	6'-7/8"	MUD ROOM
D3	CLAD	ANDERSEN 4 PANEL SLIDER 1'5'0" W x 8'1" H	LEFT POCKET	1'2'-5/8"	LIVING ROOM
D4	MAN MADE	9'0" W X 8'0" H PANELED GARAGE DOOR		6'-7/8"	GARAGE
D5	MAN MADE	3'0" X 6'8" 2 PANEL DOOR	LH15	6'-7/8"	GARAGE

FINISH SCHEDULE

	MATERIAL	SPECIFICATIONS	COLOR
SIDING	FIBER CEMENT LAP SIDING	ALLURA SMOOTH LAP SIDING; 6'-1/4" CEMENT BOARDS; 5' EXPOSURE	STERLING GRAY
ROOFING	ASPHALT SHINGLES	GAF TIMBERLINE HD 30 YEAR ASPHALT SHINGLES	FEWTER GRAY
EXT. TRIMS	PVC BOARD	TRIM DETAIL SHOWN ON DRAWING	TBD (WHITE-ISH)
WINDOWS	CLAD OVER WOOD	ANDERSEN WOODWRIGHT DOUBLE HUNG; 4 OVER 1; SDL	BLACK



SIDING

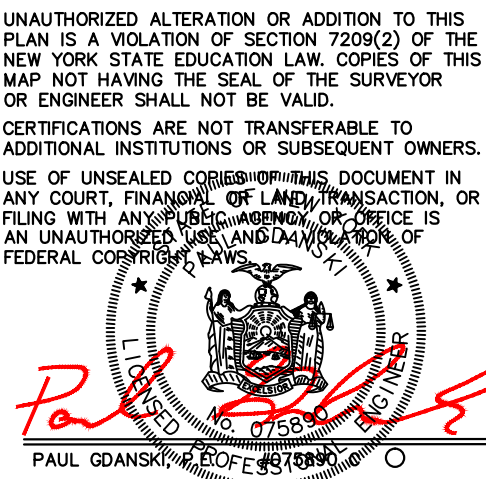


WINDOWS

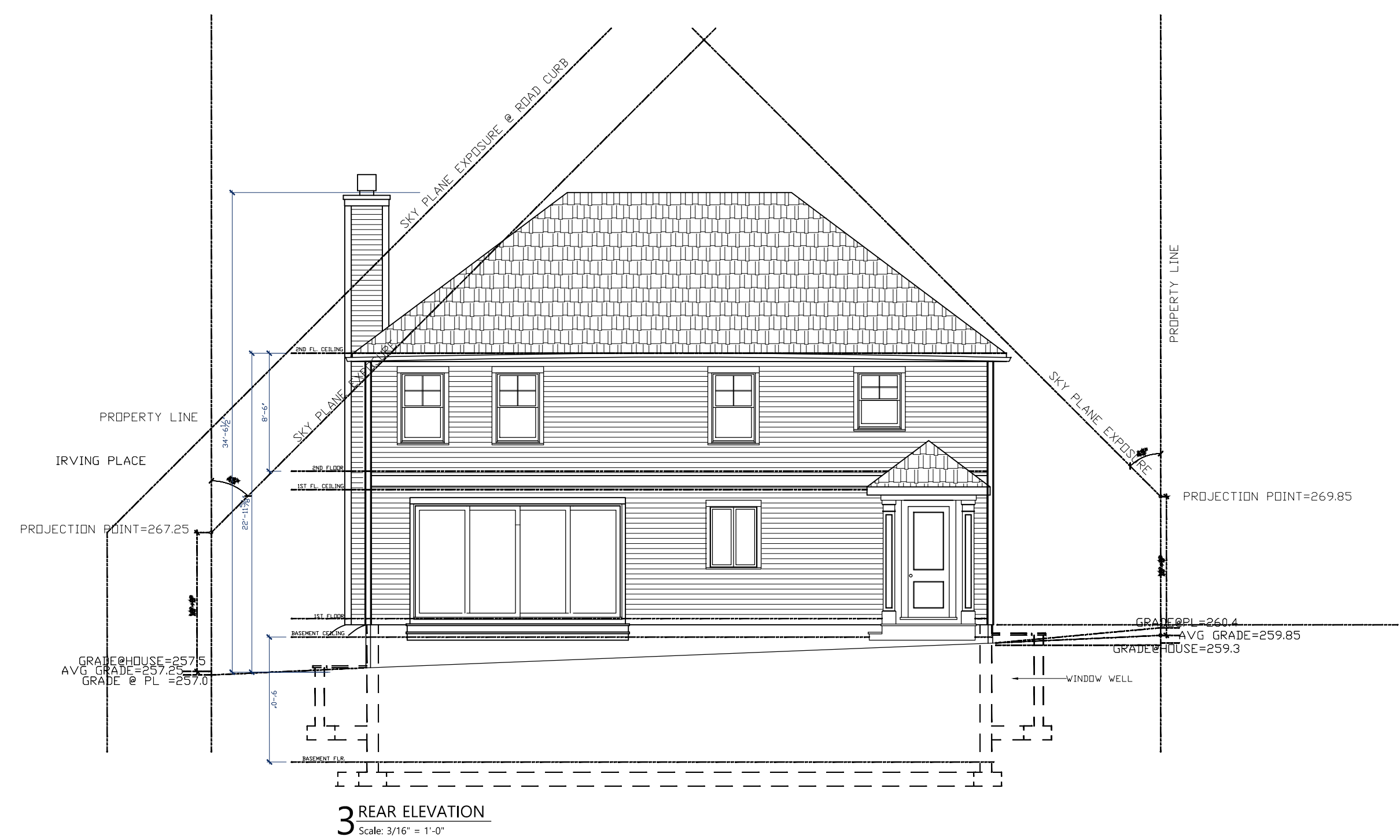
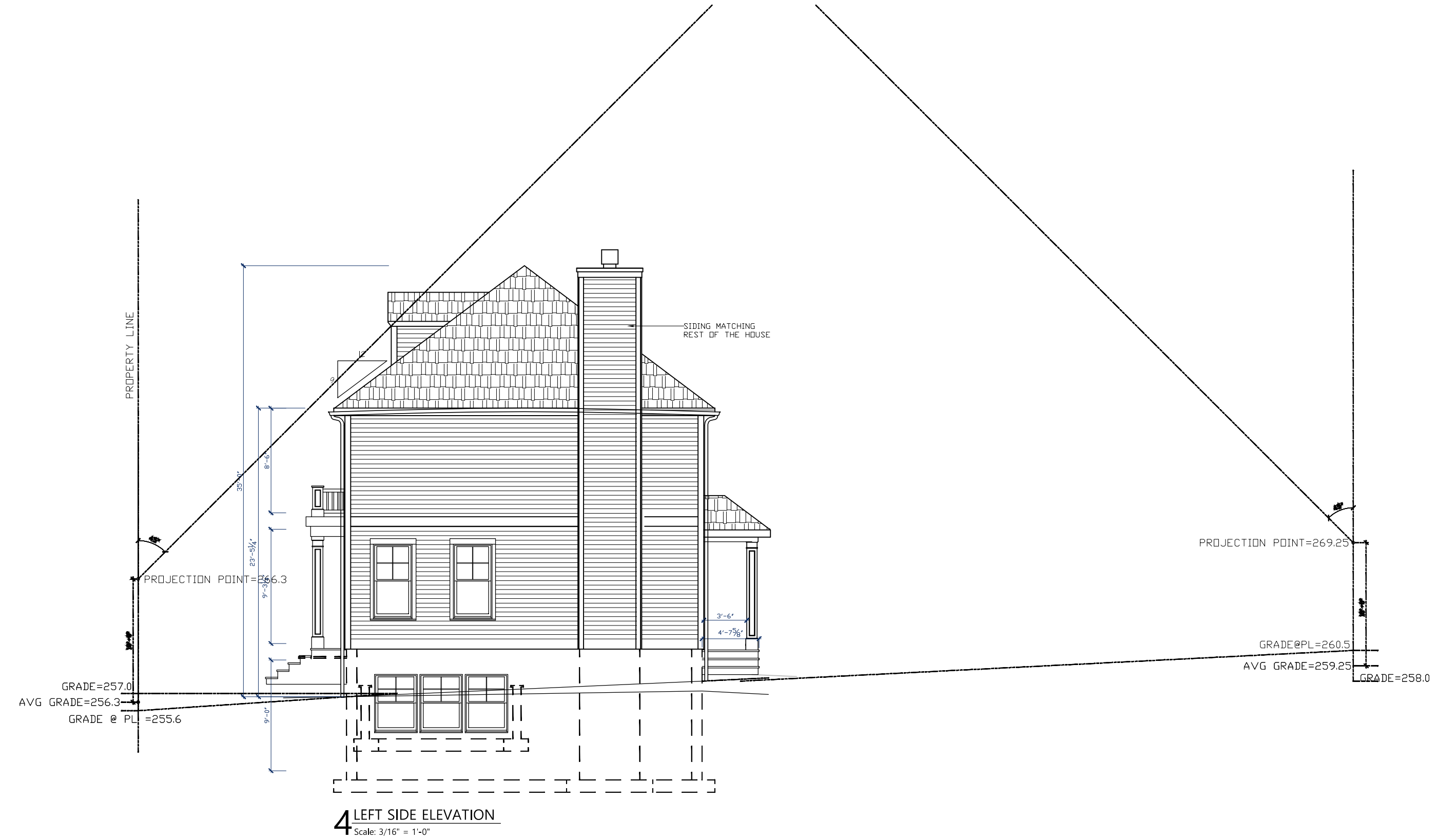
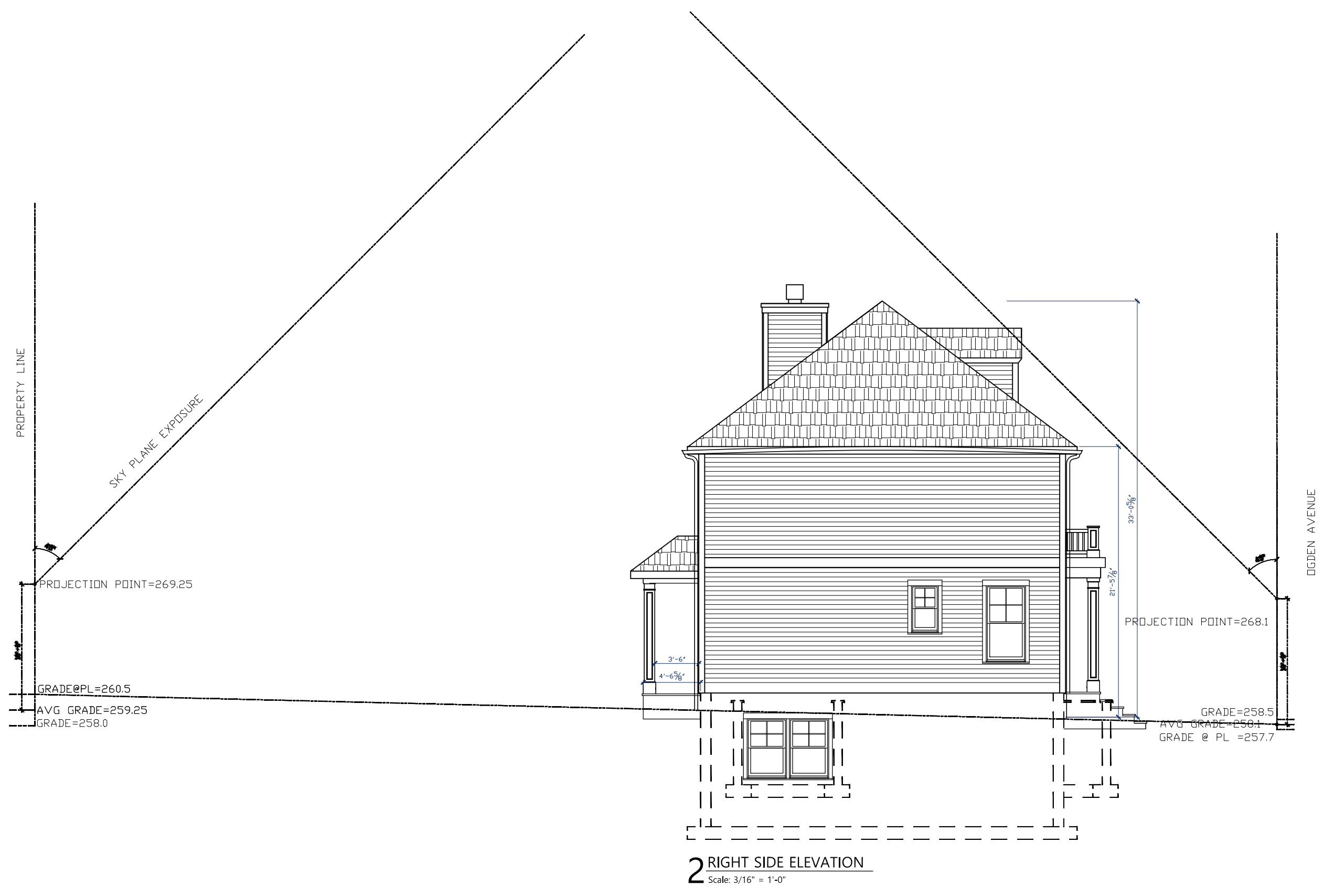
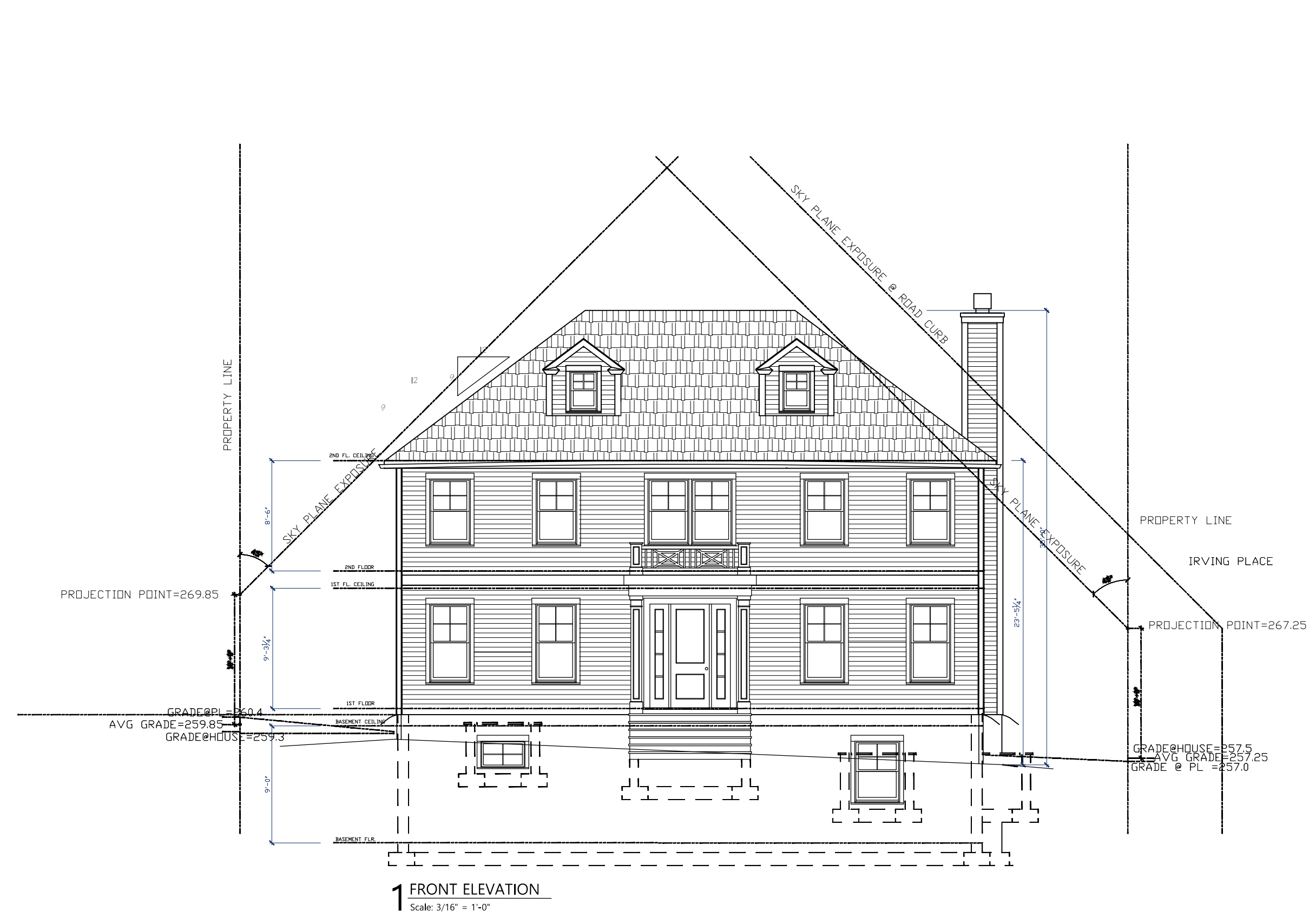


SHINGLES

4 6/25/20 REVISE AS PER COMMENTS
3 6/04/20 REVISE AS PER COMMENTS
2 5/07/20 REVISE AS PER COMMENTS
1 01/21/20 REVISE AS PER COMMENTS



HOUSE ELEVATIONS			
FOR TAX LOT #3.1-95-7			
TOKARSKI			
12 IRVING PLACE LOCATED IN THE GREENBURGH TOWN OF DOBBS FERRY WESTCHESTER COUNTY, NEW YORK			
PAUL GDANSKI, PE, PLLC		FILE #	2019100
25 RIVERSIDE DRIVE SUFFERN, N.Y. 10901 TEL: (917) 418-0999		DATE	DEC. 10, 2019
SCALE		AS SHOWN	
INITIALS	DATE	INITIALS	DATE
DWC #		4 of 14	

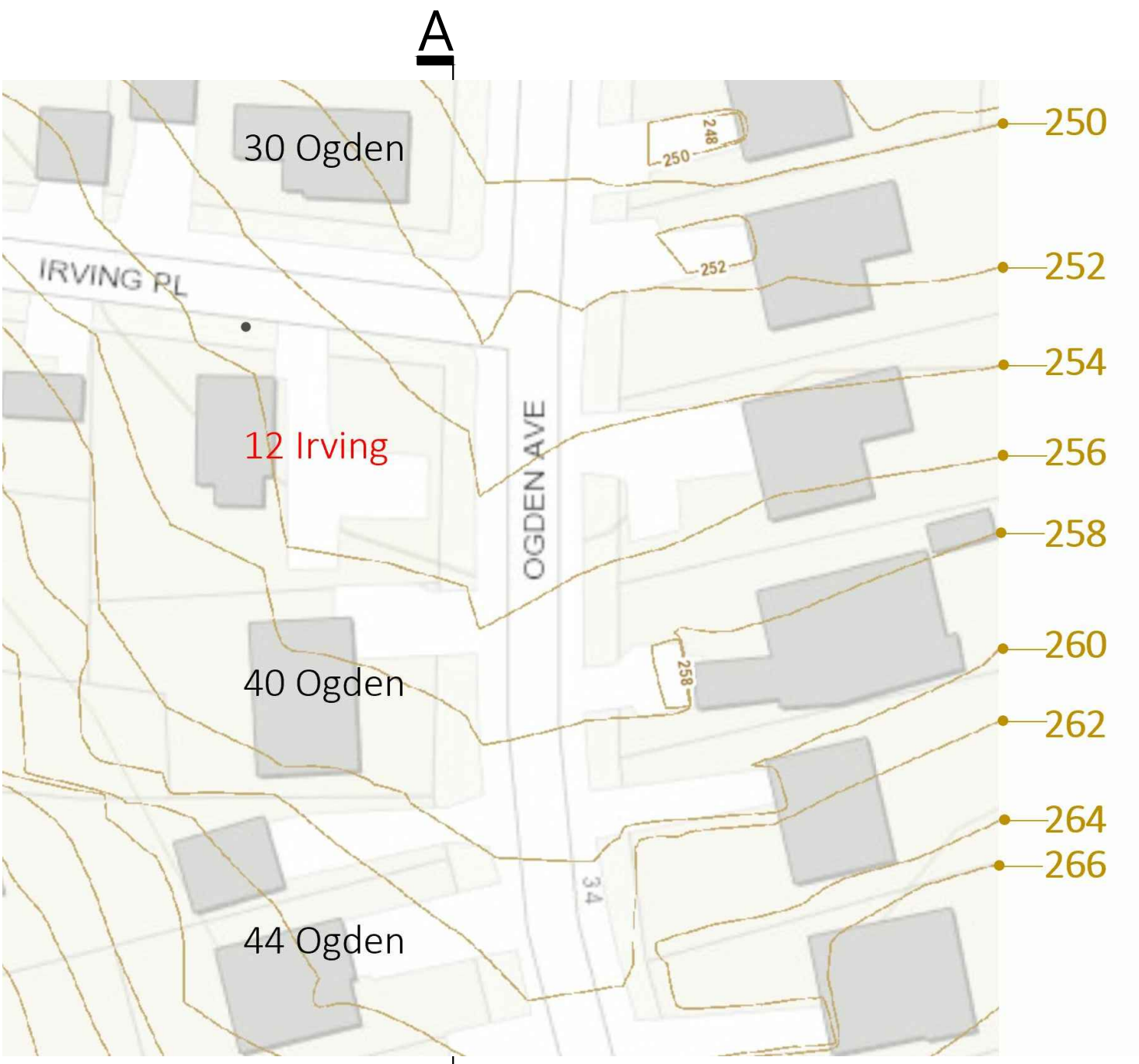


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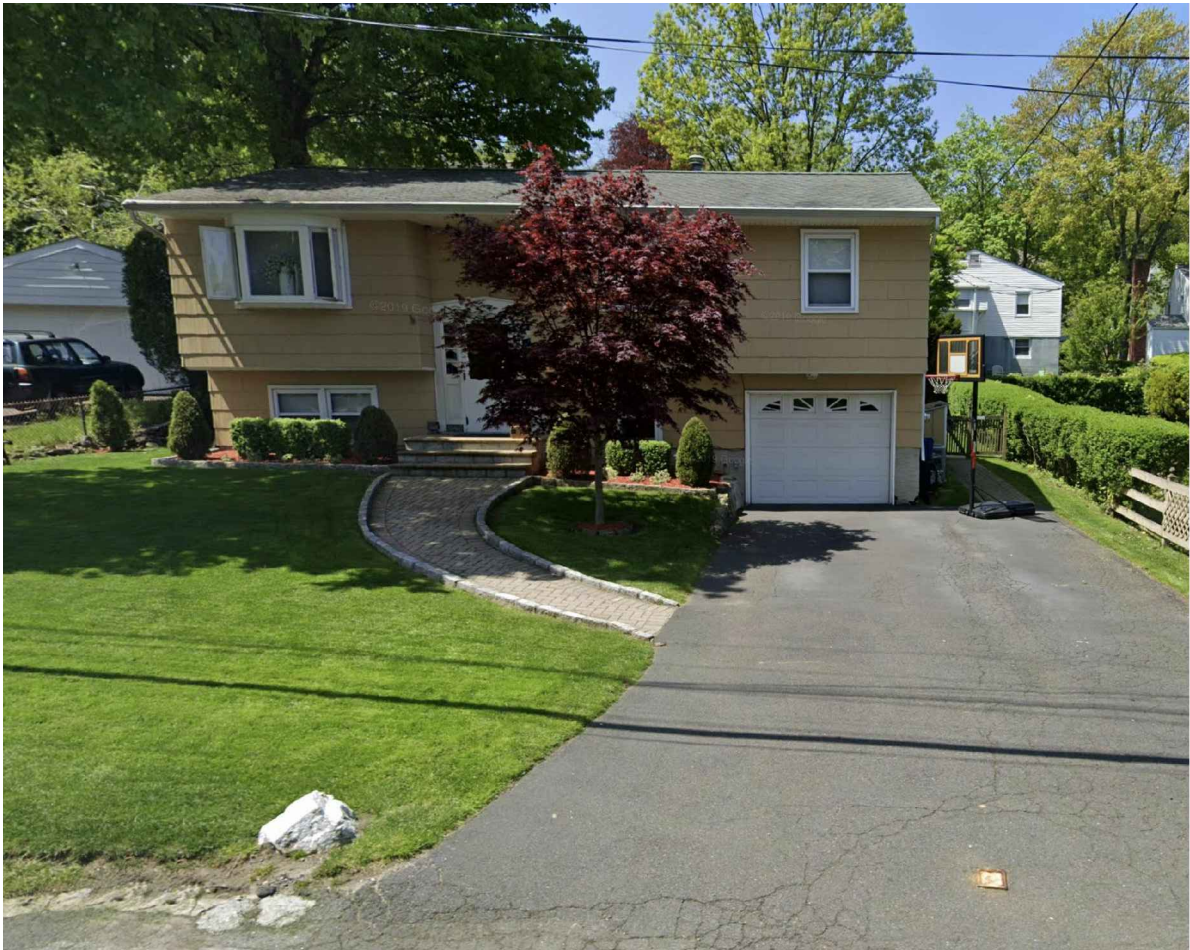
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Paul Gdanski
PAUL GDANSKI, PE, PLLC

SKY ELEVATION DIAGRAMS			
FOR TAX LOT #3.1-95-7			
TOKARSKI			
12 IRVING PLACE LOCATED IN THE GREENBURGH TOWN OF DOBBS FERRY WESTCHESTER COUNTY, NEW YORK			
PAUL GDANSKI, PE, PLLC		FILE	2019100
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INITIALS		SCALE	AS SHOWN
DATE		5 OF 14	



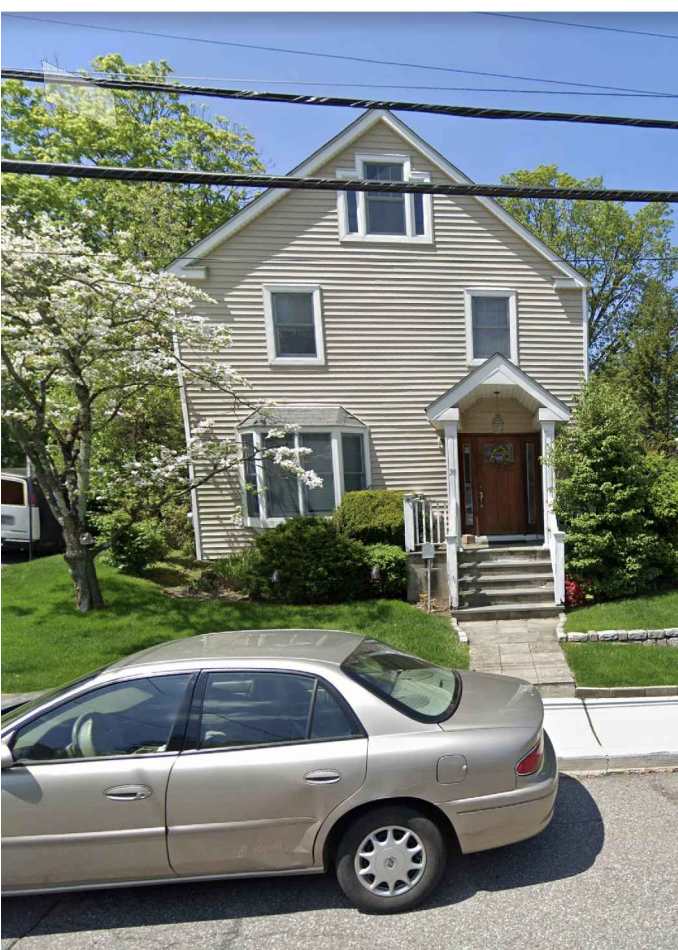
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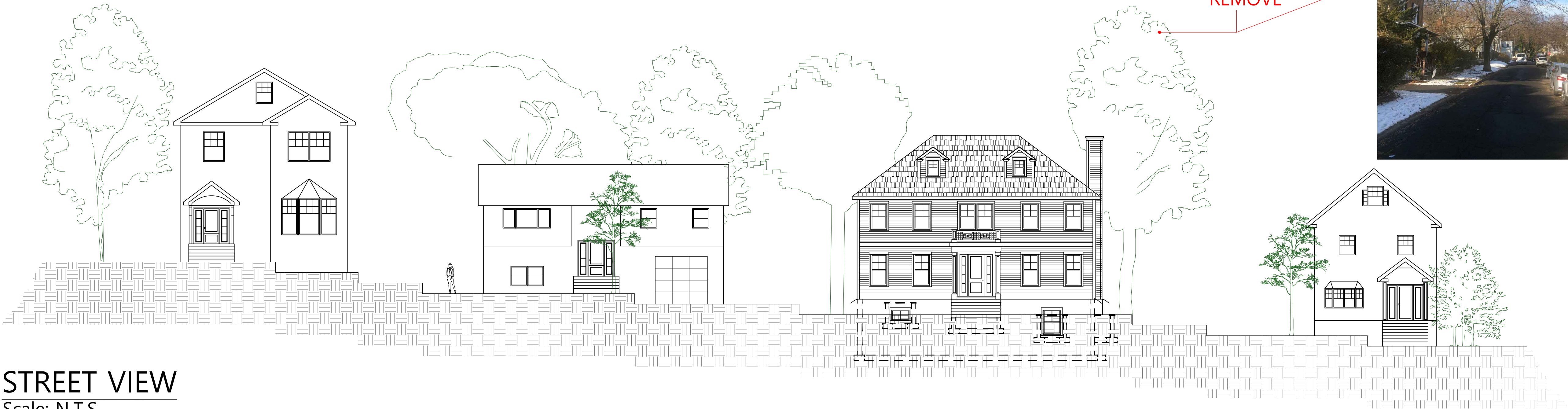
40 Ogden Ave



12 Irving Place



30 Ogden Ave



STREET VIEW
Scale: N.T.S

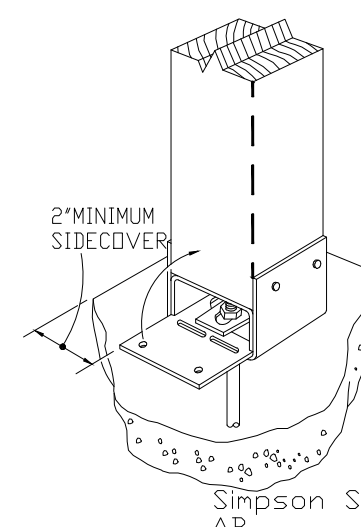
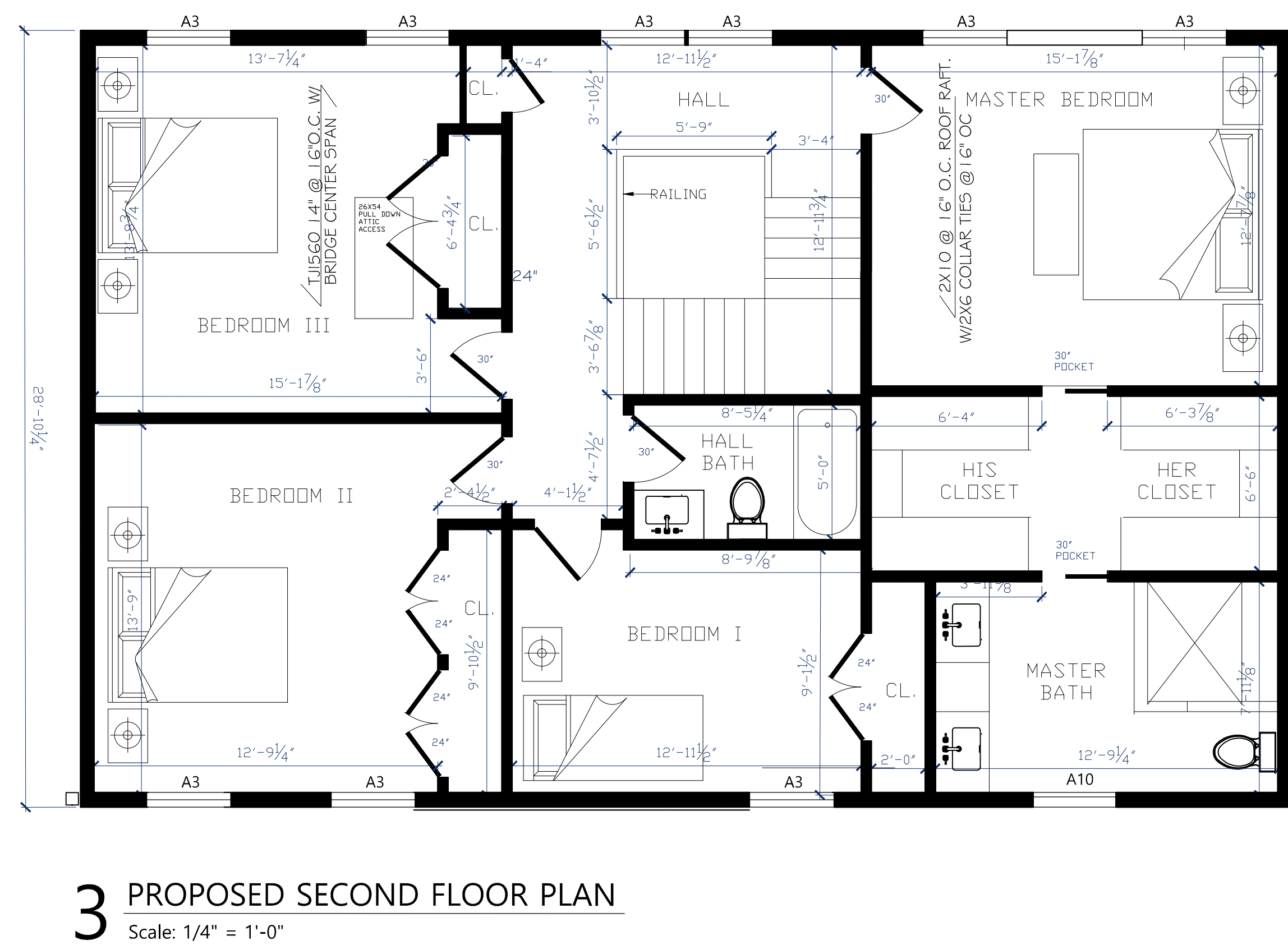
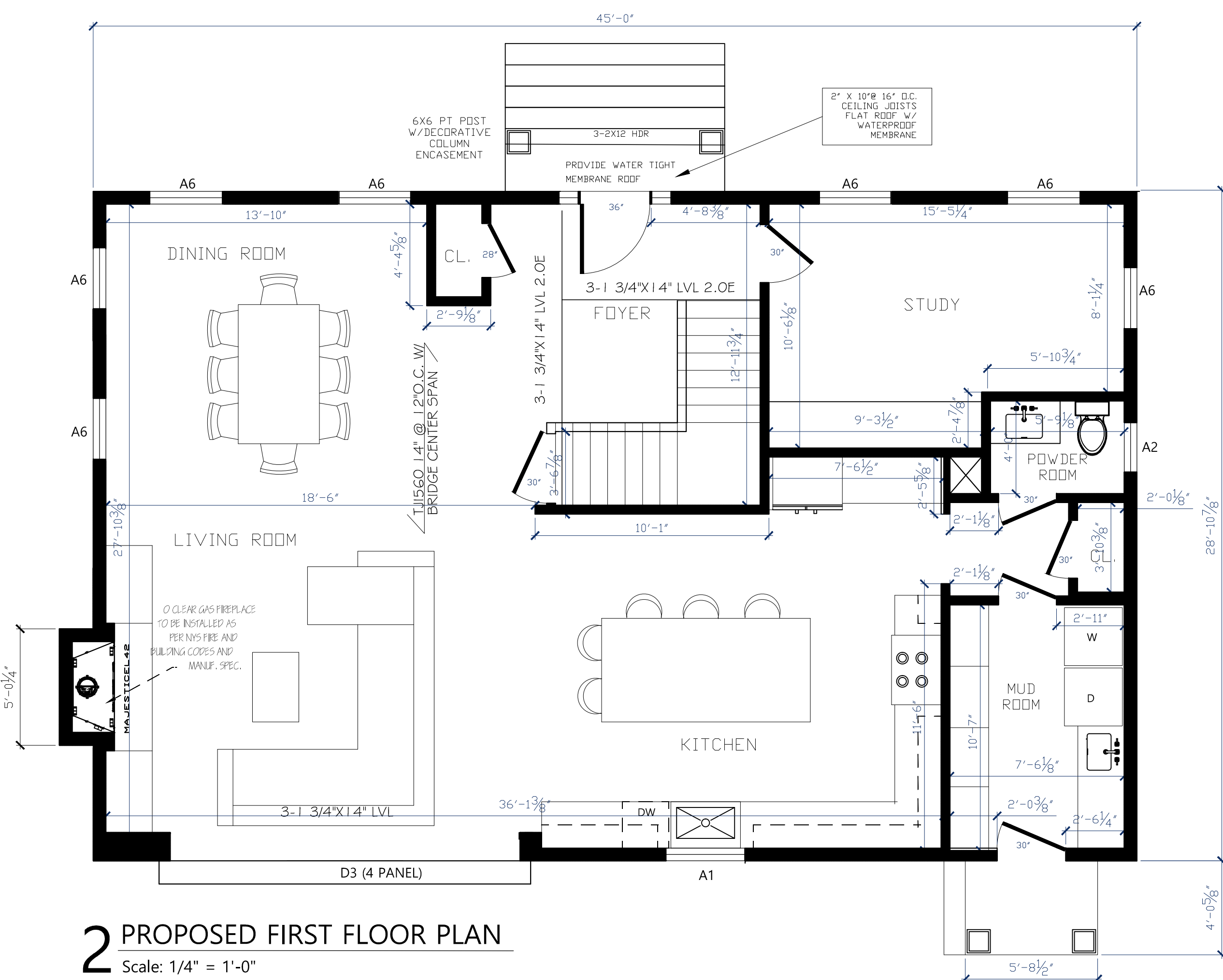
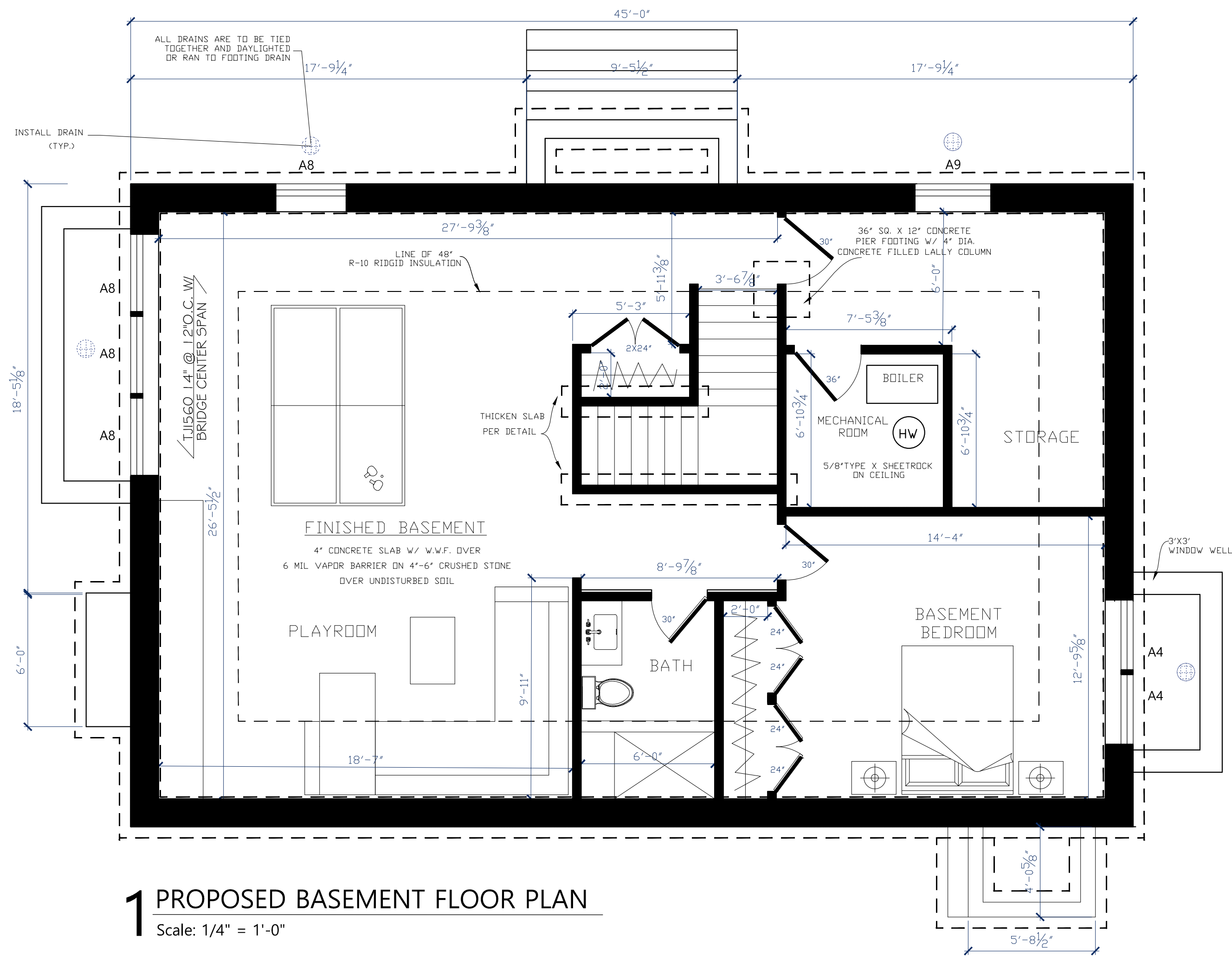
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- 2 5/07/20 REVISE AS PER COMMENTS
- 1 01/21/20 REVISE AS PER COMMENTS

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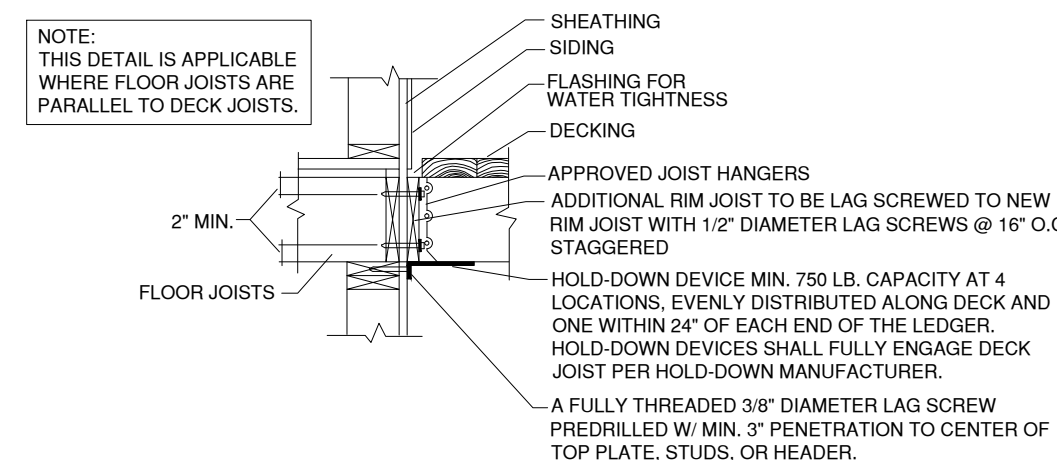
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STREET VIEW			
FOR			
TAX LOT #3.1-95-7			
TOKARSKI			
12 IRVING PLACE			
LOCATED IN THE			
GREENBURGH			
TOWN OF DOBBS FERRY			
WESTCHESTER COUNTY, NEW YORK			
PAUL GDANSKI, PE, PLLC			FILE # 2019100
25 RIVERSIDE DRIVE			DATE DEC. 10, 2019
SUFFERN, N.Y. 10901			SCALE AS SHOWN
TEL: (917) 418-0999			DWG # 6 OF 14
INITIALS	DATE	INITIALS	DATE



DECK BASE CONNECTION DETAIL
NOT TO SCALE



CONNECTION DETAIL
SCALE: NOT TO SCALE

4 6/25/20 REVISE AS PER COMMENTS
3 6/04/20 REVISE AS PER COMMENTS
2 5/07/20 REVISE AS PER COMMENTS
1 01/21/20 REVISE AS PER COMMENTS

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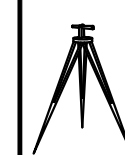


FLOOR PLAN
FOR
TAX LOT #3.1-95-7
TOKARSKI

12 IRVING PLACE
LOCATED IN THE
GREENBURGH
TOWN OF DOBBS FERRY
WESTCHESTER COUNTY, NEW YORK

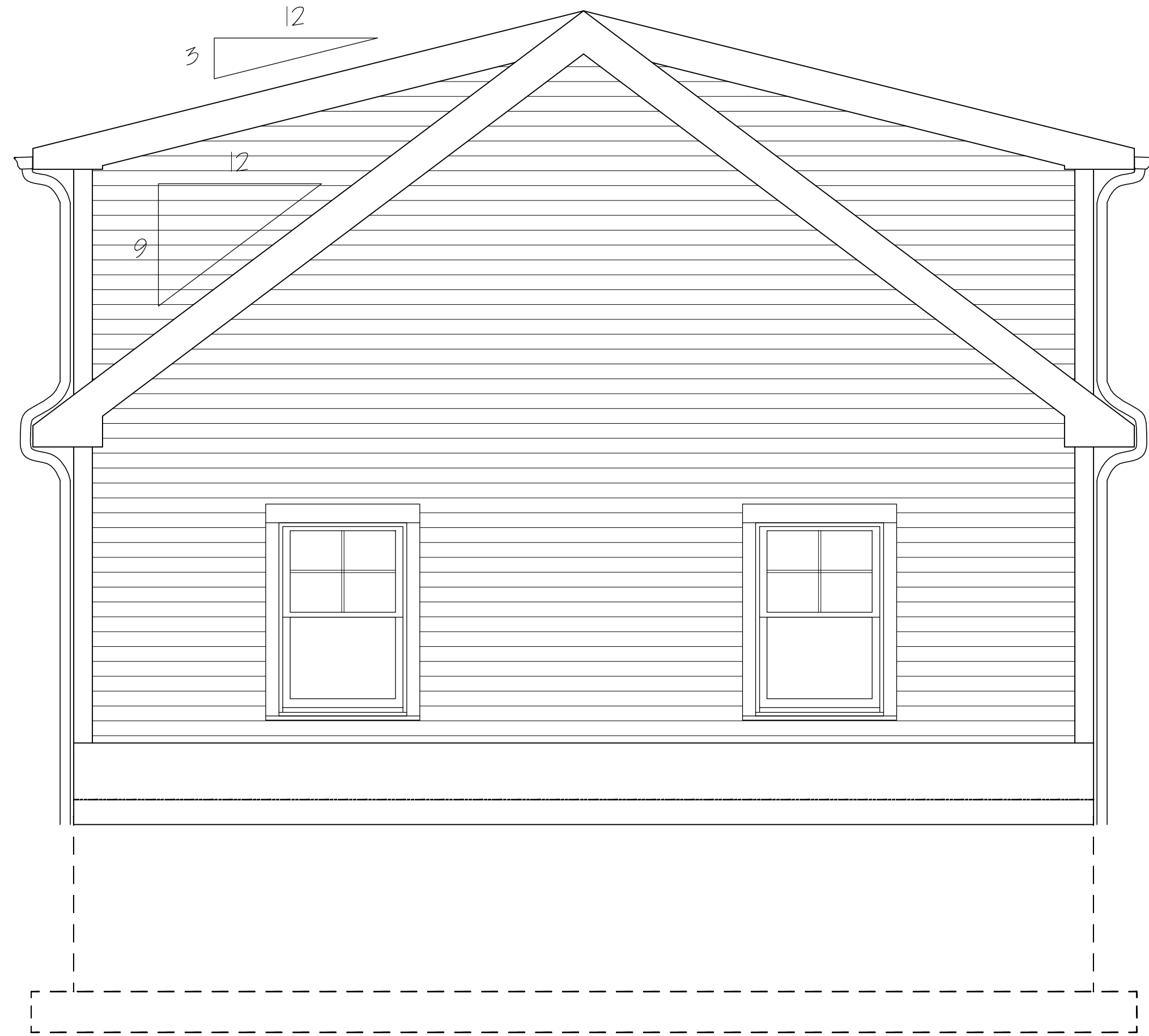
PAUL GDANSKI, PE, PLLC

633 WOODMONT LANE
SLOATSBURG, N.Y. 10974
TEL: (917) 418-0999

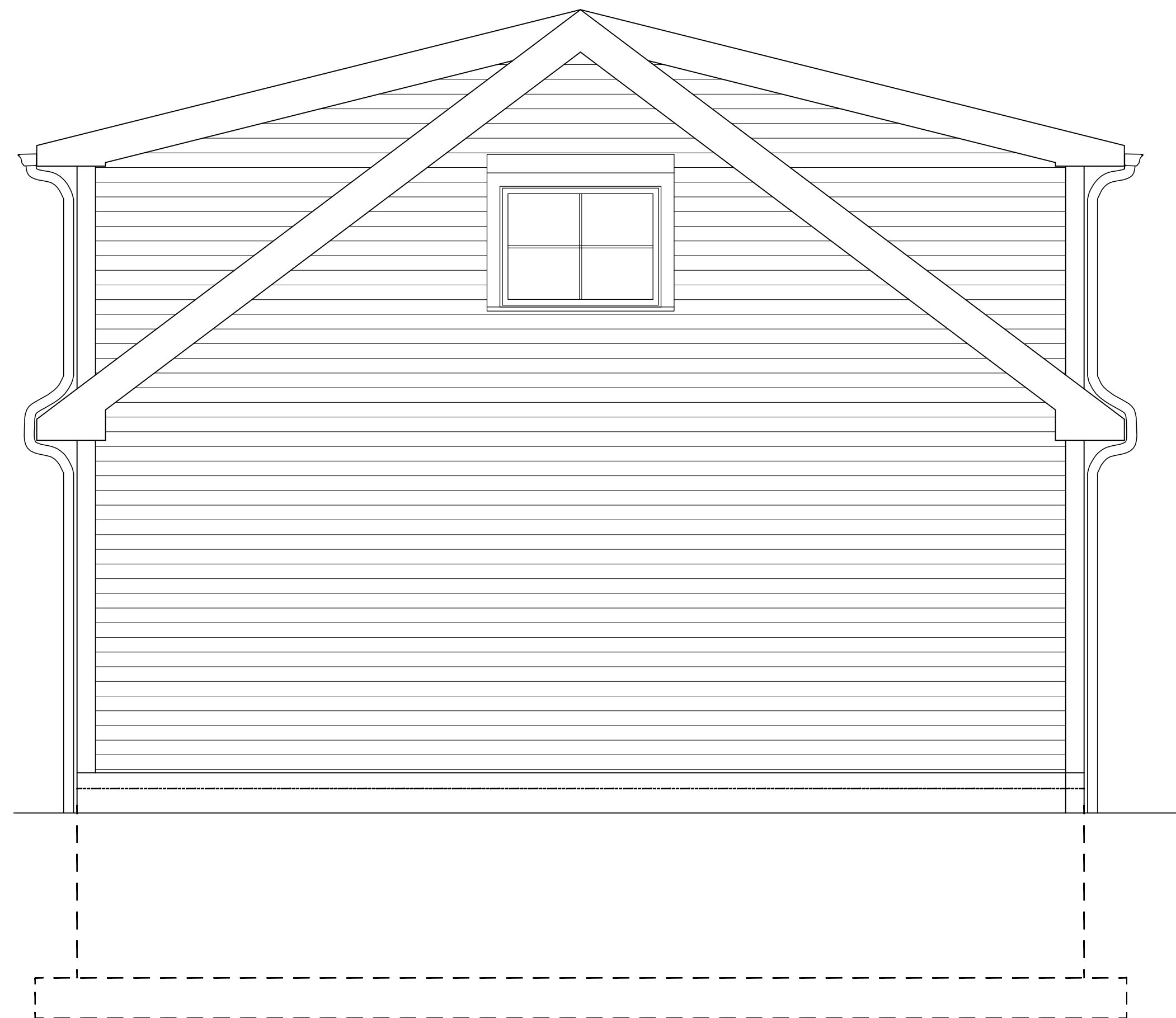


INITIALS	DATE	INITIALS	DATE

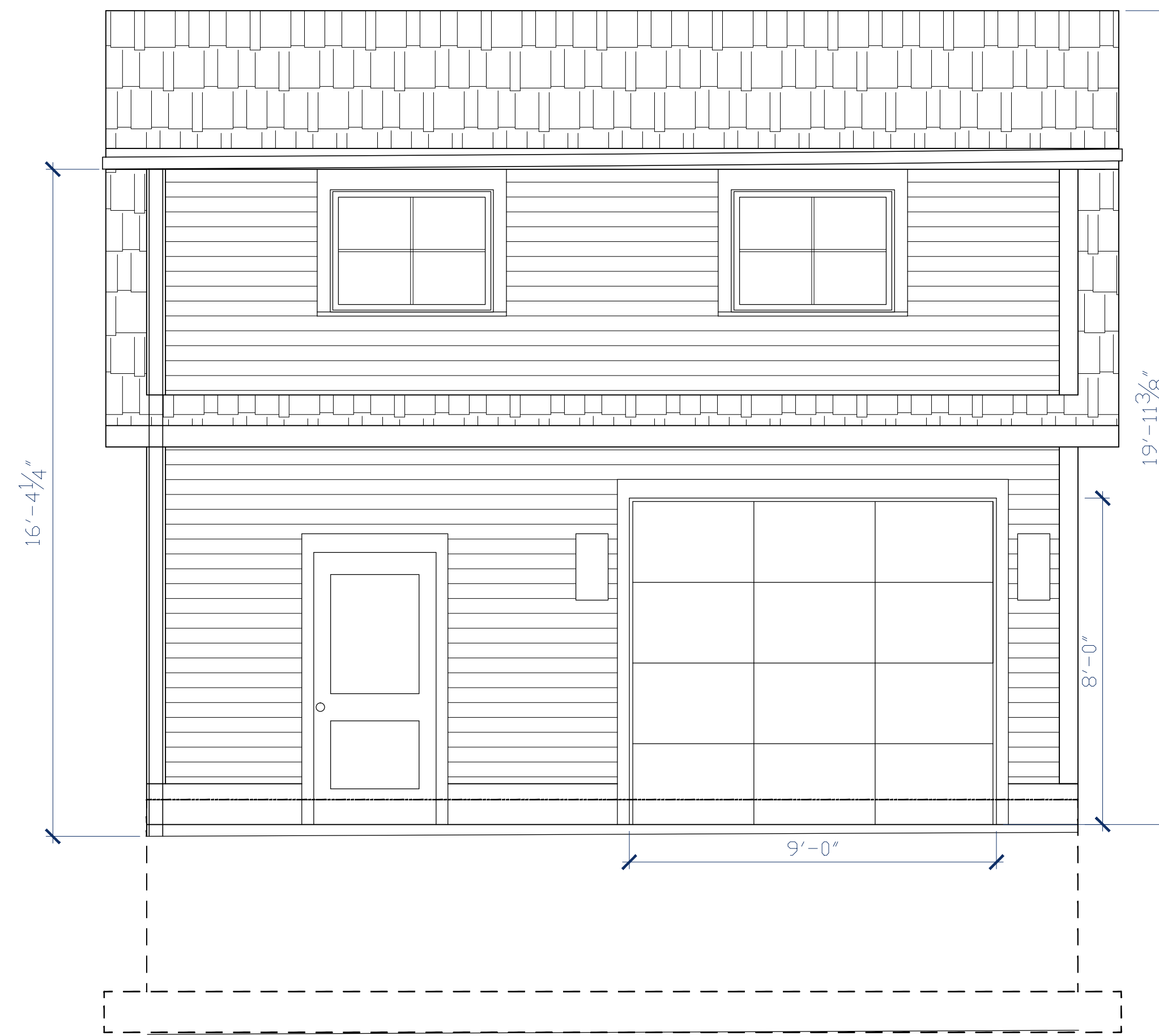
FILE #	2019100
DATE	DEC. 10, 2019
SCALE	AS SHOWN
DWG #	7 of 14



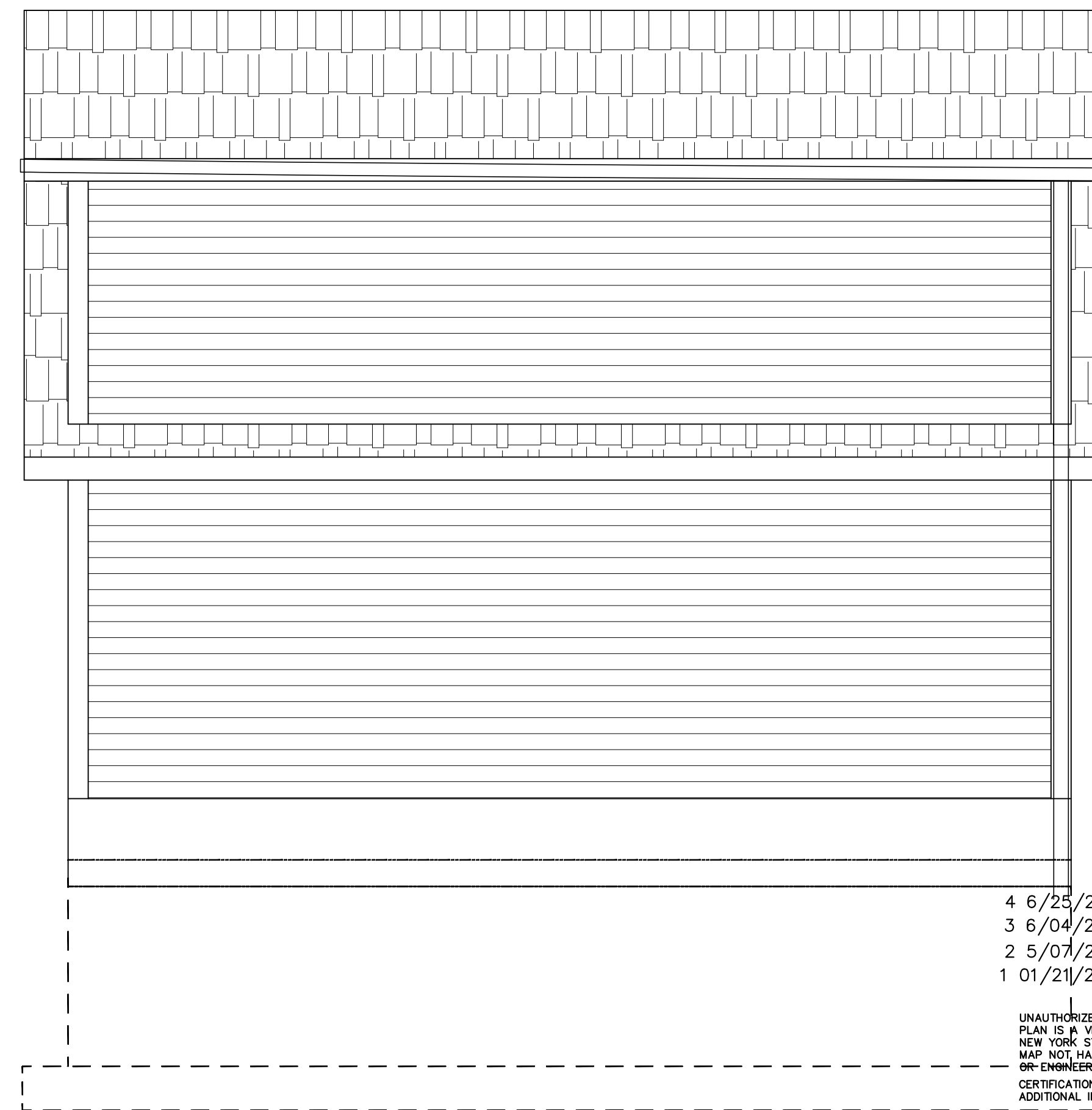
1 GARAGE RIGHT ELEVATION
Scale: 3/8 = 1'-0"



3 GARAGE LEFT ELEVATION
Scale: 3/8 = 1'-0"



2 GARAGE FRONT ELEVATION
Scale: 3/8 = 1'-0"



4 GARAGE REAR ELEVATION
Scale: 3/8 = 1'-0"

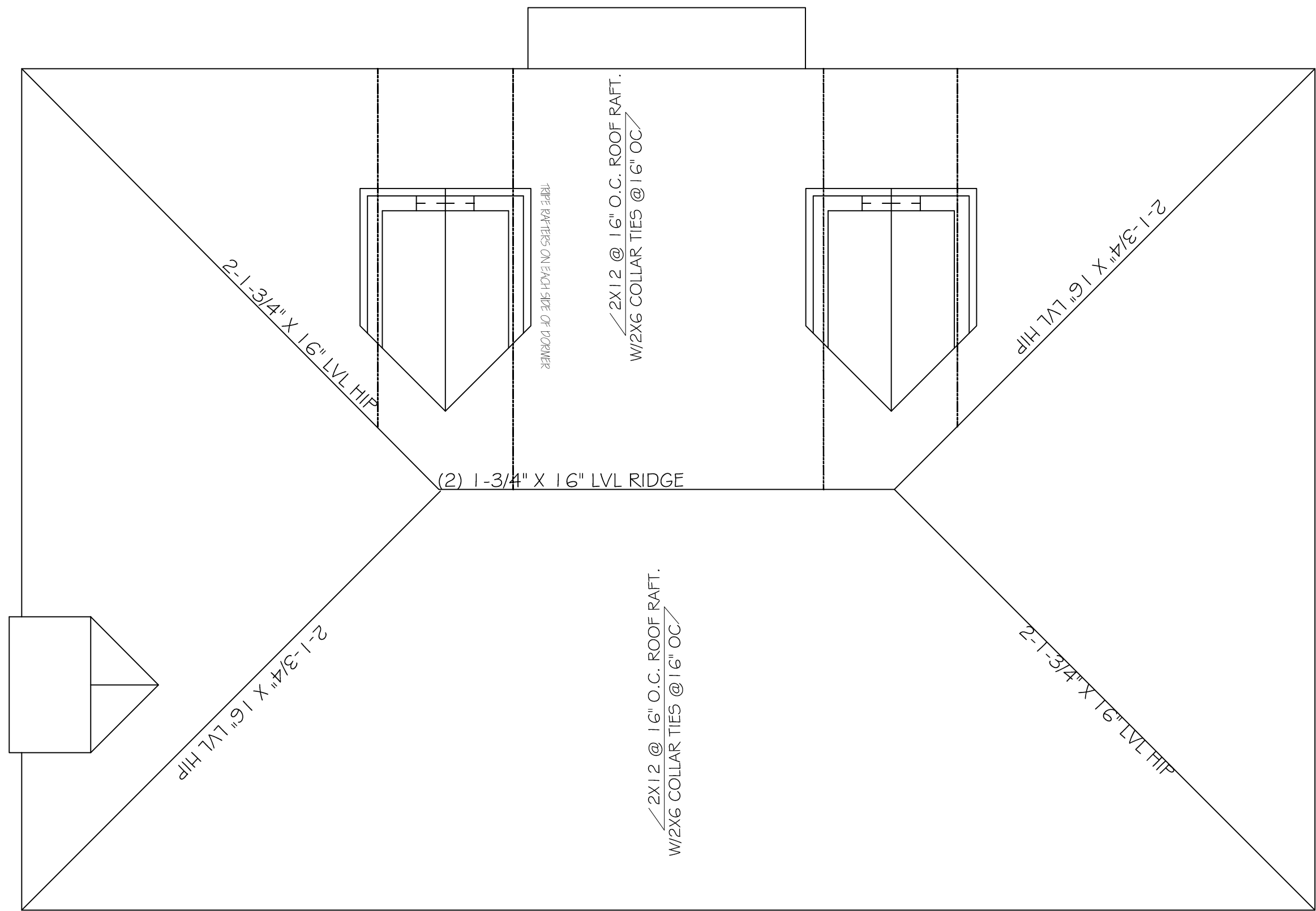
4 6/25/20 REVISE AS PER COMMENTS
3 6/04/20 REVISE AS PER COMMENTS
2 5/07/20 REVISE AS PER COMMENTS
1 01/21/20 REVISE AS PER COMMENTS

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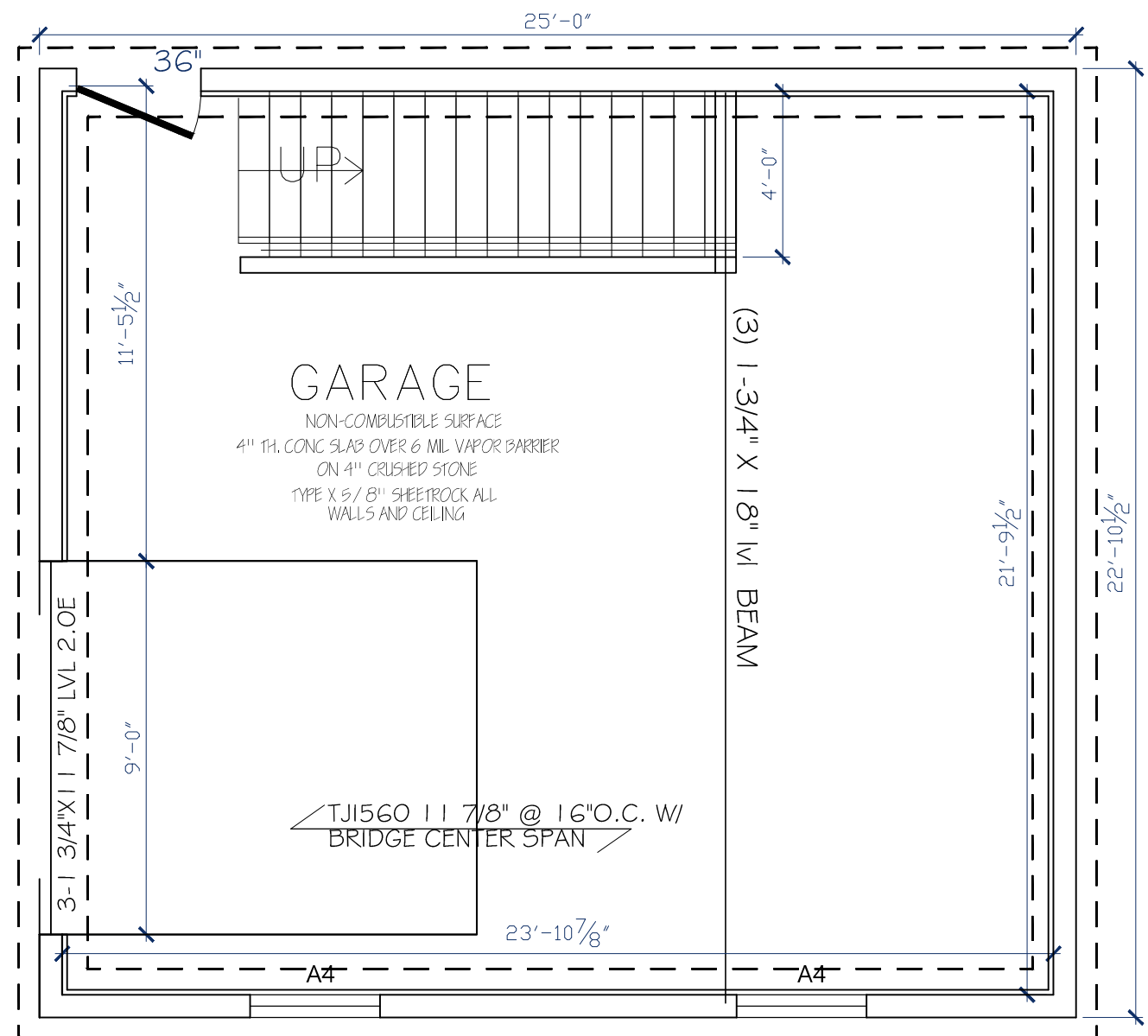


GARAGE ELEVATIONS
FOR
TAX LOT #3.1-95-7
TOKARSKI
12 IRVING PLACE
LOCATED IN THE
GREENBURGH
TOWN OF DOBBS FERRY
WESTCHESTER COUNTY, NEW YORK

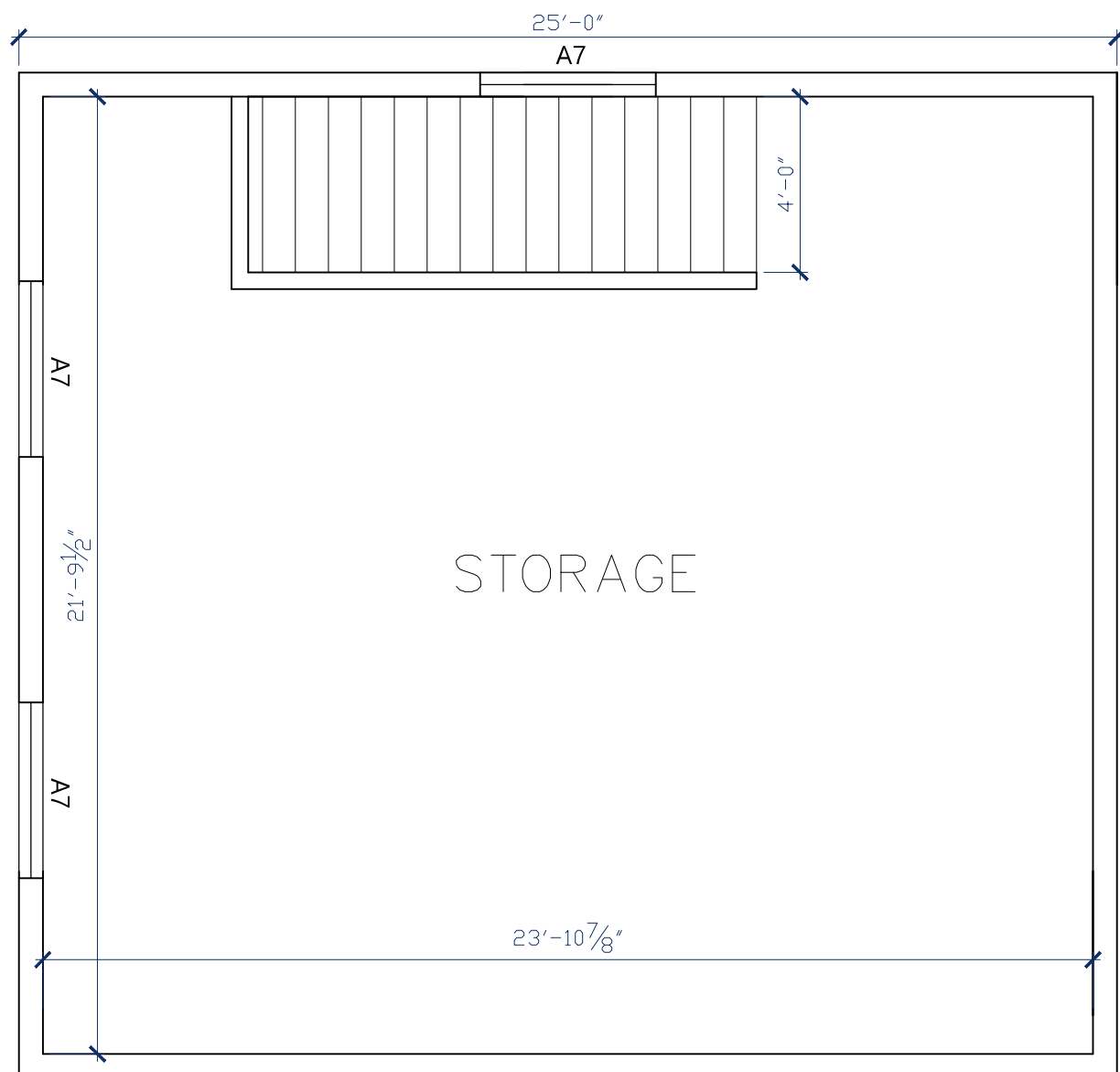
PAUL GDANSKI, PE, PLLC				FILE #	2019100
25 RIVERSIDE DRIVE SUFFERN, N.Y. 10901 TEL: (917) 418-0999				DATE	DEC. 10, 2019
				SCALE	AS SHOWN
INITIALS	DATE	INITIALS	DATE	DWG #	8 of 14



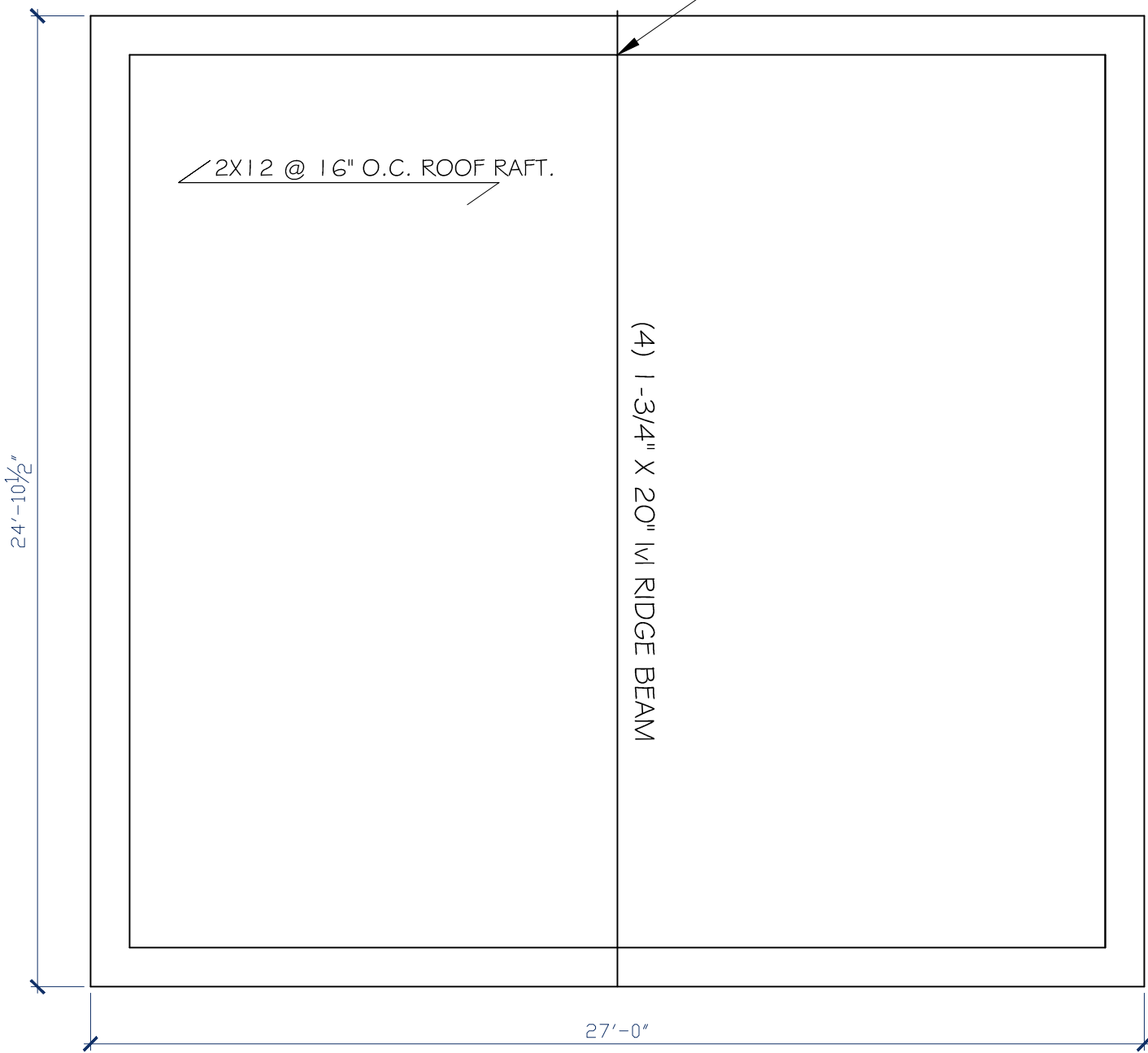
1 PROPOSED HOUSE ROOF PLAN
Scale: 1/4" = 1'-0"



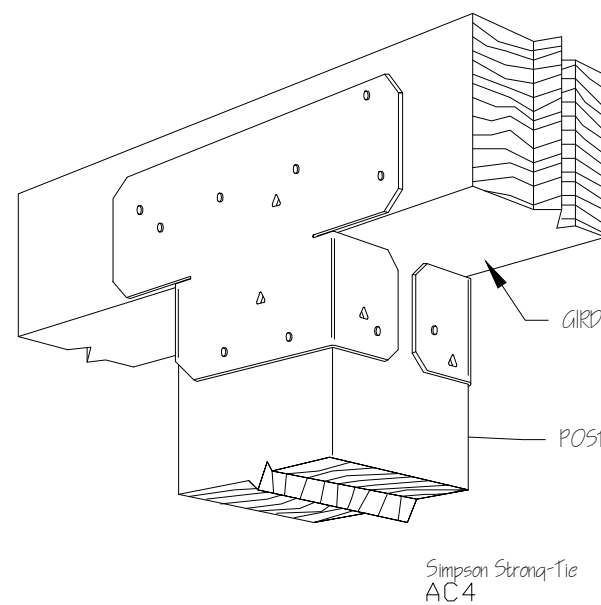
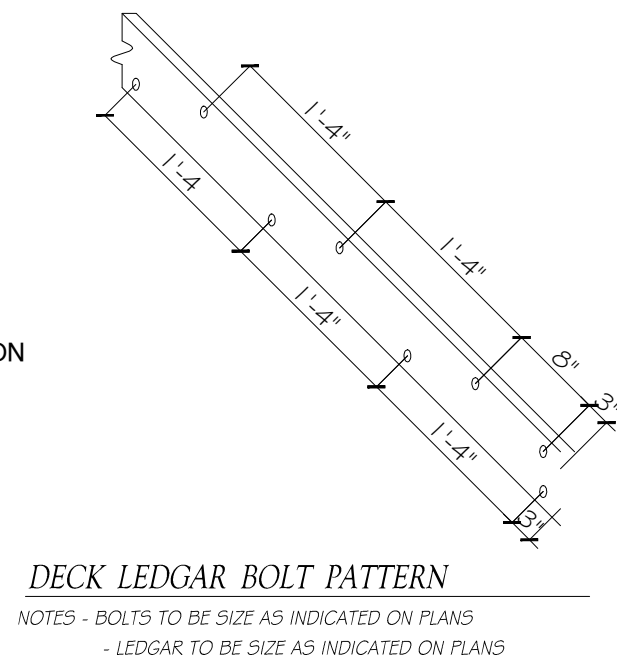
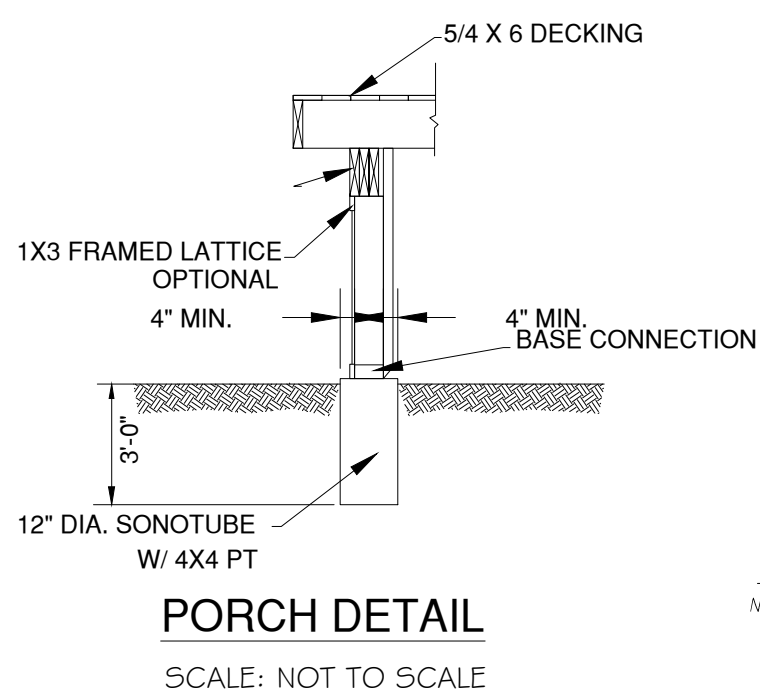
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Scale: 1/4" = 1'-0"



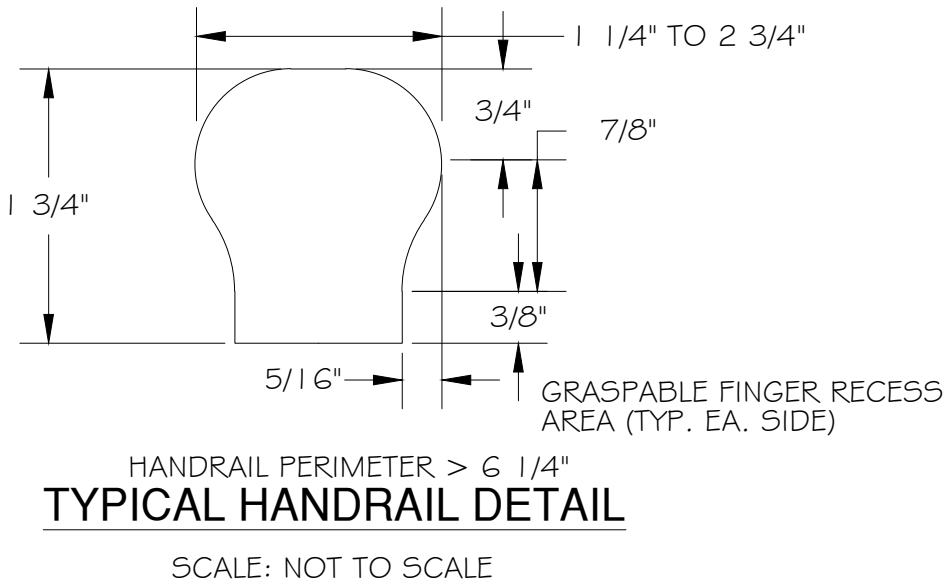
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Scale: 1/4" = 1'-0"



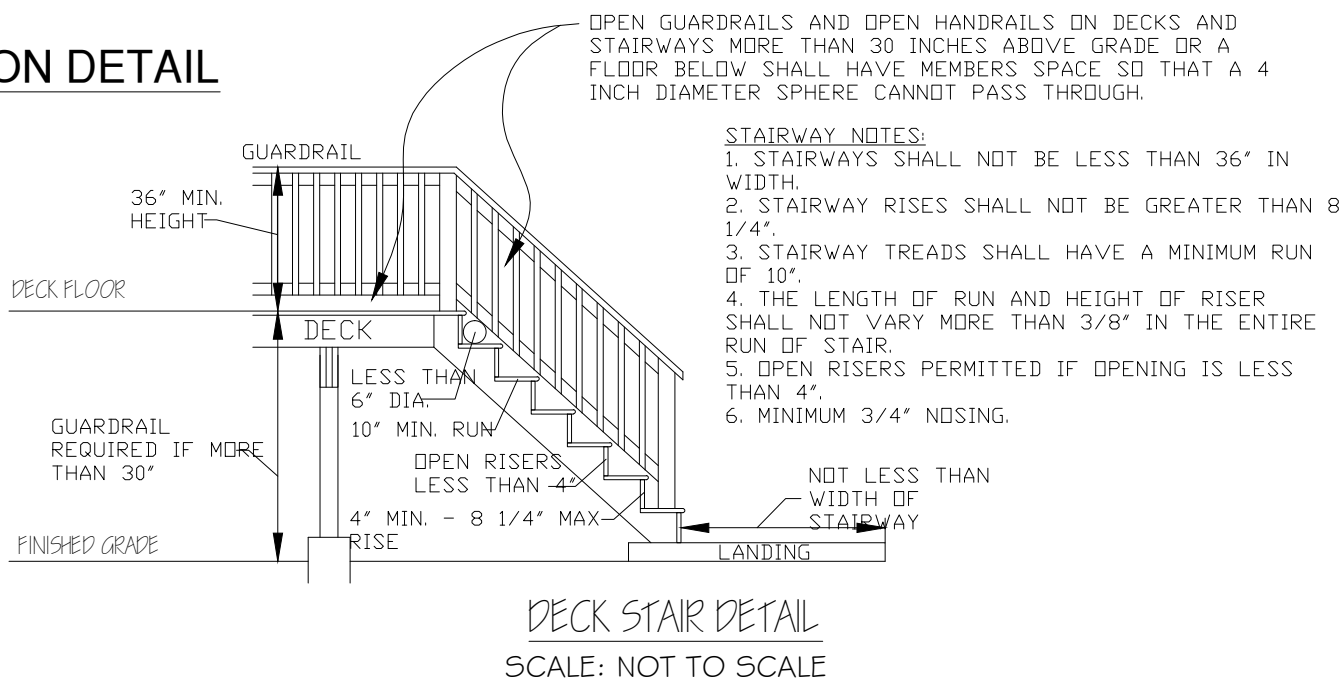
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Scale: 1/4" = 1'-0"



DECK POST CONNECTION DETAIL
NOT TO SCALE



TYPICAL HANDRAIL DETAIL
SCALE: NOT TO SCALE

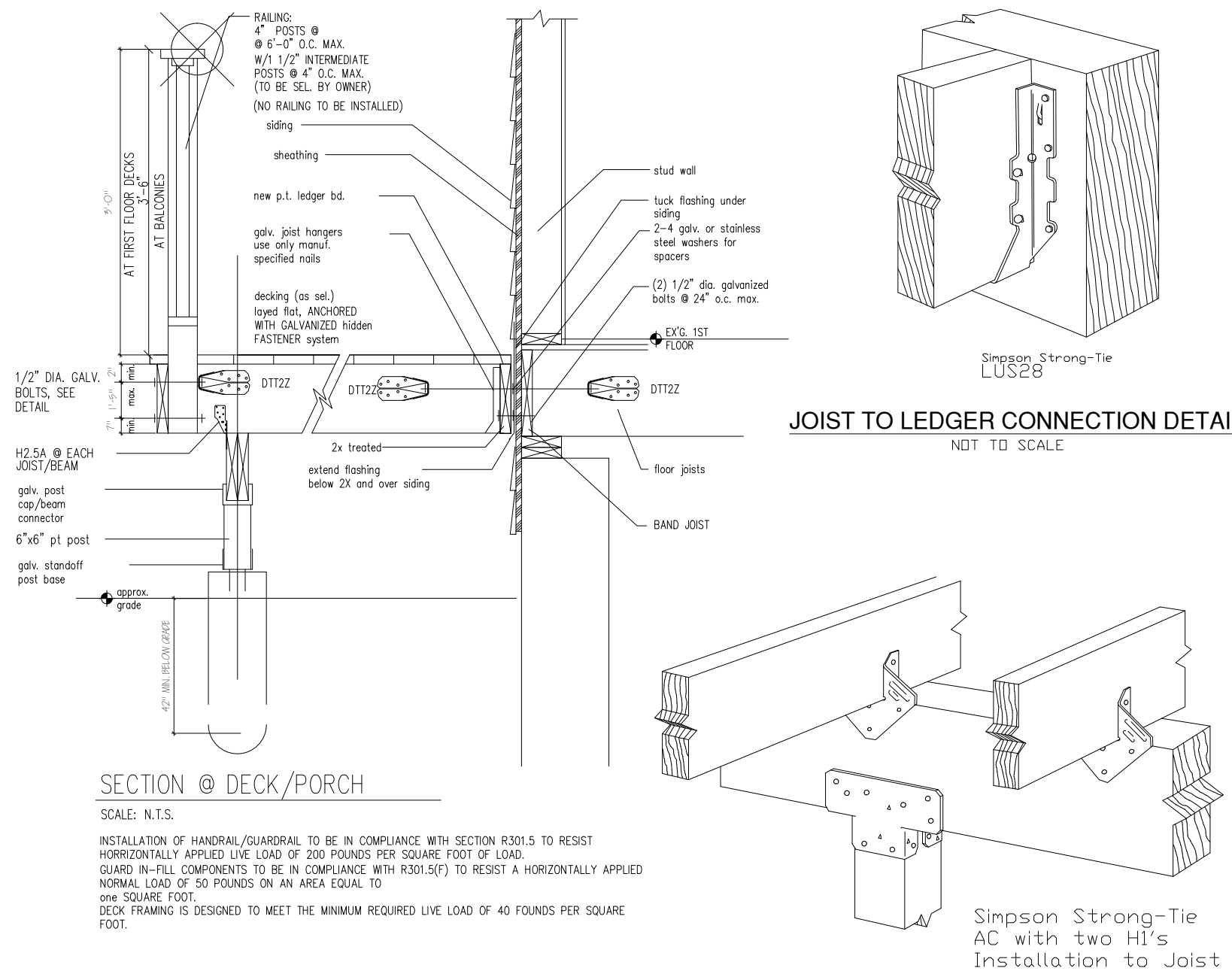


WINDOWS SCHEDULE

ROOM NAME	AREA (SQ FT)	REQUIRED		PROVIDED		CEILING HEIGHT (FT)	
		LIGHT (SQ FT)	VENT (SQ FT)	LIGHT (SQ FT)	VENT (SQ FT)		
STUDY	149.5	11.96	5.98	33.51	18.60	9'3-1/4"	
POWDER ROOM	24.1	1.93	0.96	4.73	2.79	9'3-1/4"	
KITCH., LIV. ROOM, & DINING ROOM	846.0	67.68	33.84	147.95	118.43	9'3-1/4"	
MASTER BEDROOM	195.0	15.60	7.80	22.34	12.40	8'6"	
BEDROOM 1	121.2	9.70	4.85	11.17	6.20	8'6"	
BEDROOM 2	187.4	14.99	7.50	22.34	12.40	8'6"	
BEDROOM 3	187.1	14.97	7.48	22.34	12.40	8'6"	
MASTER BATH	103.3	8.26	4.13	8.59	4.79	8'6"	
PLAYROOM (BASE.)	582.0	46.56	23.28	46.56	25.64	9'0"	
BEDROOM (BASE.)	202.6	16.21	8.10	20.62	11.46	9'0"	

NO.	WINDOW MODEL	EGRESS SIZE AREA (SQ FT) (5.70 SQ FT)	REQUIRED		PROVIDED		PROVIDED		QUANTITY	LOCATION
			HEIGHT (min.)	WIDTH (min.)	HEIGHT	WIDTH	LIGHT	VENT		
A1	CN245	2.3	24"	20"	47-15/16"	10-13/16"	10.7	9.6	1	KITCHEN
A2	DH2036	2.77	24"	20"	18-1/4"	21-7/8"	4.73	2.79	1	POWDER ROOM
A3	DH30410	6.17"	24"	20"	26-1/4"	33-7/8"	11.17	6.20	9	2ND FLOOR BEDROOMS
A4	DH3046	5.7"	24"	20"	24-1/4"	33-7/8"	10.31	5.73	4	GARAGE 1ST FL. BSMT BED
A5	DH20210	2.16	24"	20"	14-1/4"	33-7/8"	3.68	2.18	2	ATTIC DORMERS
A6	DH30510	7.58"	24"	20"	32-1/4"	21-7/8"	13.75	7.61	7	1ST FLOOR
A7	AXW41	2.0	24"	20"	6-1/2"	43-3/8"	9.50	2.0	3	GARAGE
A8	DH3446"	6.37"	24"	20"	24-1/4"	33-7/8"	11.64	6.41	4	BSMT PLAYROOM
A9	A351	1.6	24"	20"	6-3/8"	36-3/16"	4.9	1.6	1	BSMT. STORAGE
A10	DH30310	4.76	24"	20"	20-1/4"	33-7/8"	4.9	1.6	1	MASTER BATHROOM

* EGRESS WINDOW



JOIST TO GIRDER CONNECTION DETAIL
NOT TO SCALE

4 6/25/20 REVISE AS PER COMMENTS
3 6/04/20 REVISE AS PER COMMENTS
2 5/07/20 REVISE AS PER COMMENTS
1 01/21/20 REVISE AS PER COMMENTS

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GAR. FLOOR PLAN & ROOF PLAN
FOR
TAX LOT #3.1-95-7
TOKARSKI
12 IRVING PLACE
LOCATED IN THE
GREENBURGH
TOWN OF DOBBS FERRY
WESTCHESTER COUNTY, NEW YORK

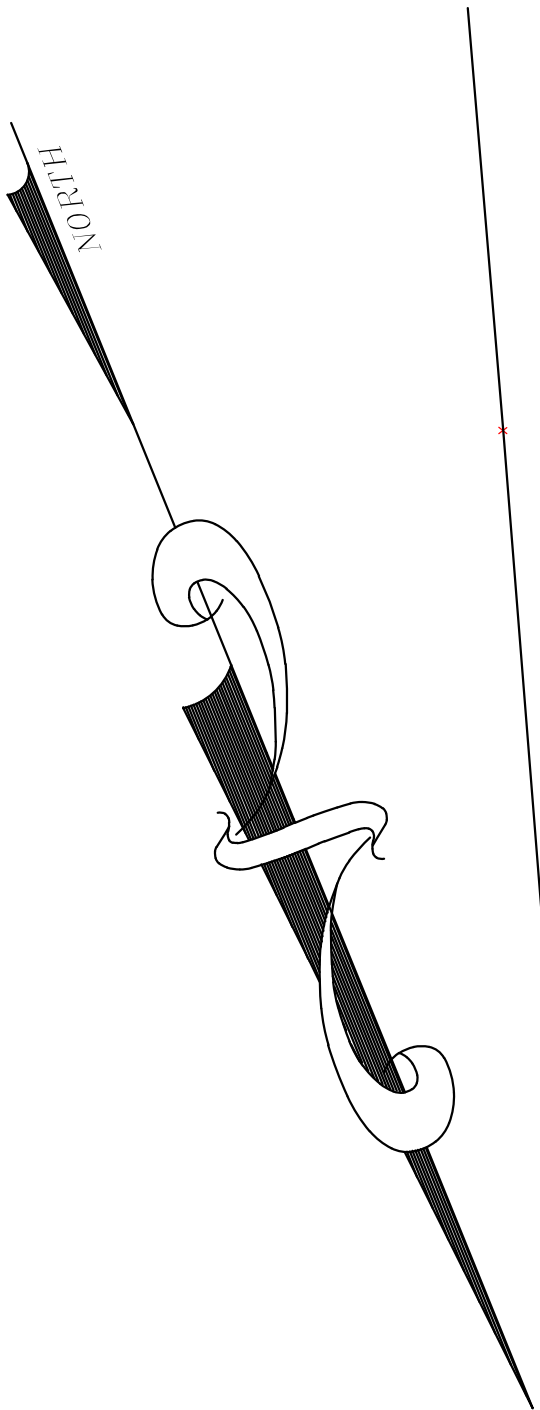
PAUL GDANSKI, PE, PLLC

25 RIVERSIDE DRIVE
SUFFERN, N.Y. 10901
TEL: (917) 418-0999

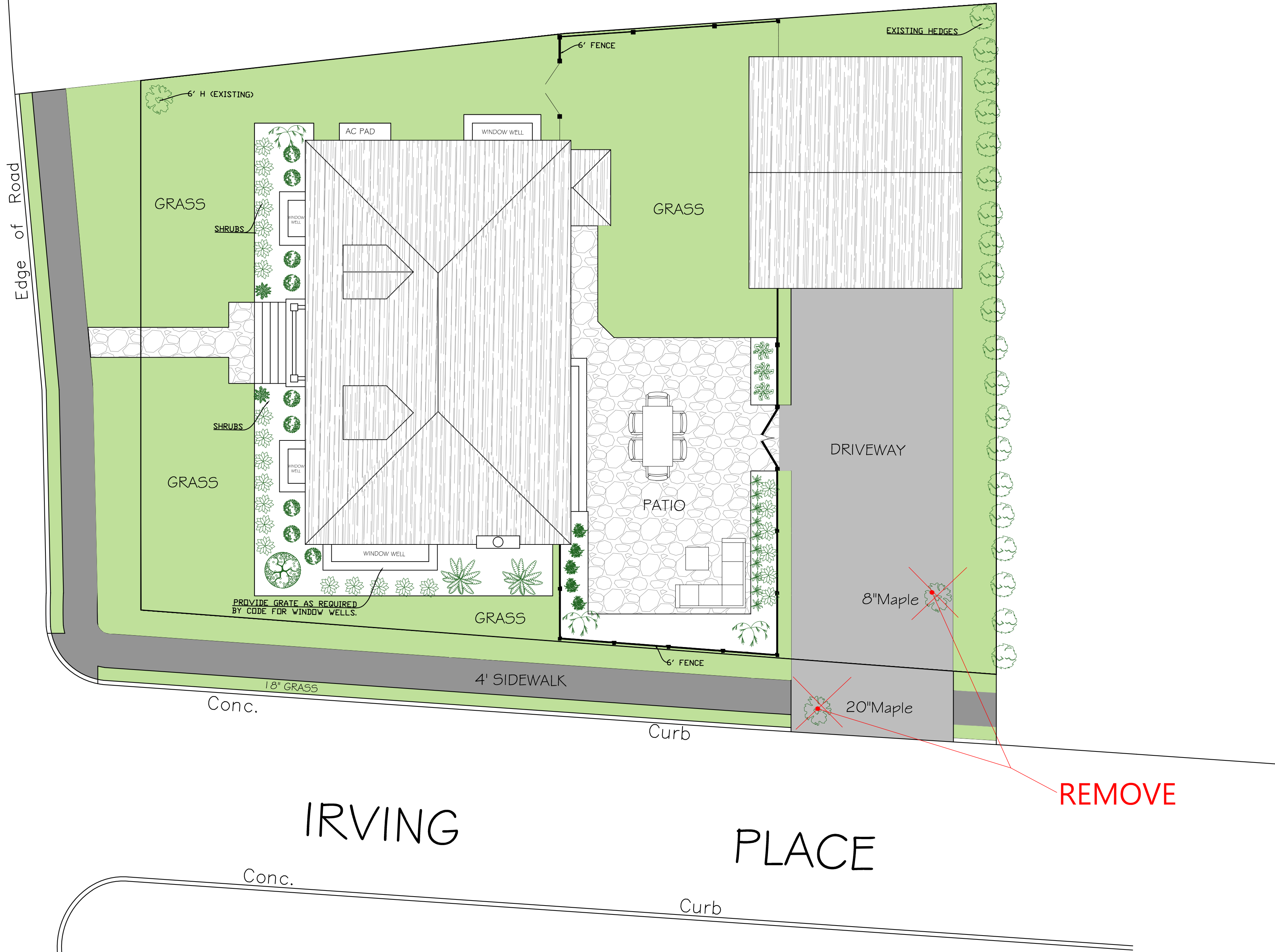


INITIALS	DATE	INITIALS	DATE

FILE #	2019100
DATE	DEC. 10, 2019
SCALE	AS SHOWN
OWB #	9 of 14



OGDEN AVENUE



PLANTING SCHEDULE

NO.	PLANT NAME	SYMBOL
1	HOSTA ROOTS	
2	HYDRANGEA	
3	BOXWOOD	
4	SUNSHINE LIGUSTRUM	
5	WEeping CHERRY TREE	
6	JAPANESE MAPLE TREE	
7	GOLD MOP CYPRESS	
8	PEONY ROOTS	
9	DWARF ALBERTA SPRUCE	
10	GLOBE BLUE SPRUCE	
11	WALKER'S LOW CATMINT	

EXTERIOR LIGHTING SCHEDULE

BRAND	LIGHTING	SPECIFICATIONS	FINISH	STYLE	LOCATION
BAYTREE LANE	14 WATT LED	LED, 11"WX9-3/4"H	OILED BRONZE	WALL MOUNTED FIXTURE	BY FRONT, GARAGE, PATIO DOORS

*All exterior lighting comply with section 300-41



EXTERIOR LIGHTS

BACKYARD FENCE

SPECIFICATIONS	FINISH	STYLE
7' H WOOD FENCE WITH LATTICE TOP	NATURAL	AS SHOWN

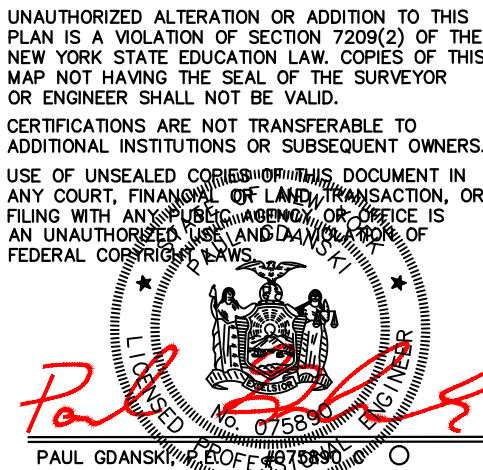


OUTDOOR FENCE

IRVING PLACE

LANDSCAPING PLAN
Scale: N.T.S

- 4 6/25/20 REVISE AS PER COMMENTS
- 3 6/04/20 REVISE AS PER COMMENTS
- 2 5/07/20 REVISE AS PER COMMENTS
- 1 01/21/20 REVISE AS PER COMMENTS



LANDSCAPING PLAN
FOR
TAX LOT #3.1-95-7
TOKARSKI
12 IRVING PLACE
LOCATED IN THE
GREENBURGH
TOWN OF DOBBS FERRY
WESTCHESTER COUNTY, NEW YORK

PAUL GDANSKI, PE, PLLC
25 RIVERSIDE DRIVE
SUFFERN, N.Y. 10901
TEL: (917) 418-0999

INITIALS

DATE

INITIALS

DATE

FILE #

2019100

DATE

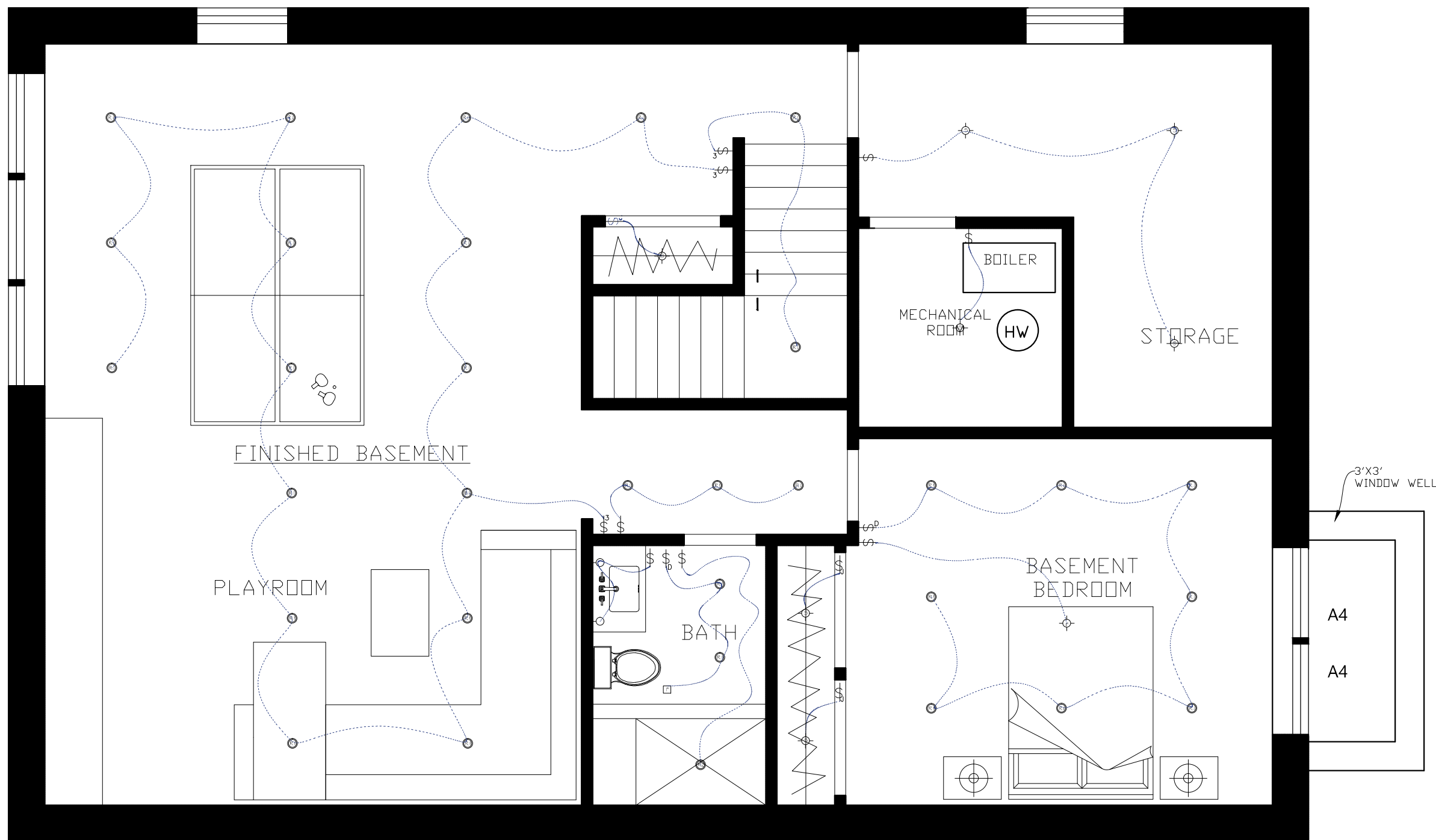
DEC. 10, 2019

SCALE

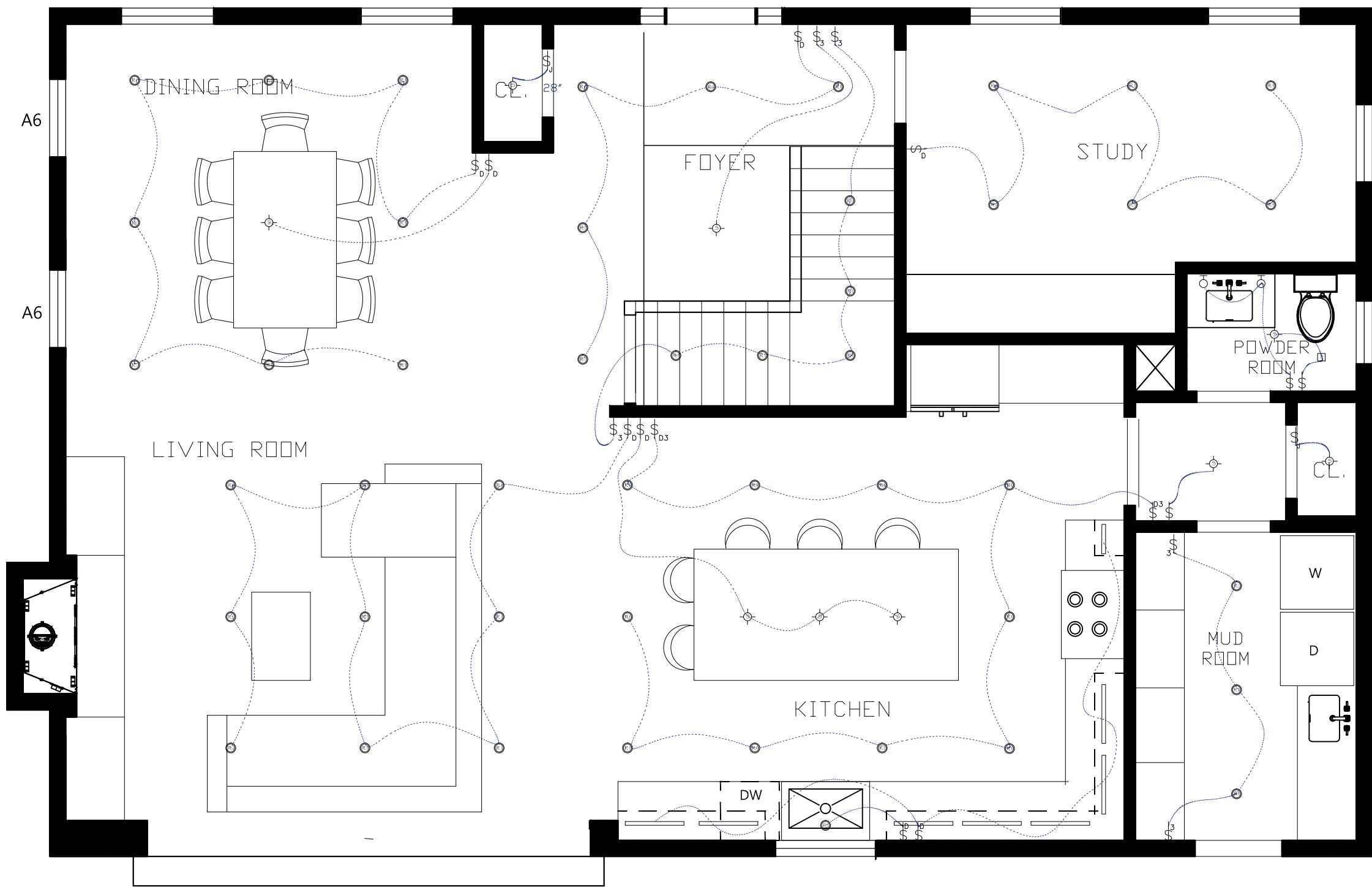
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DWG #

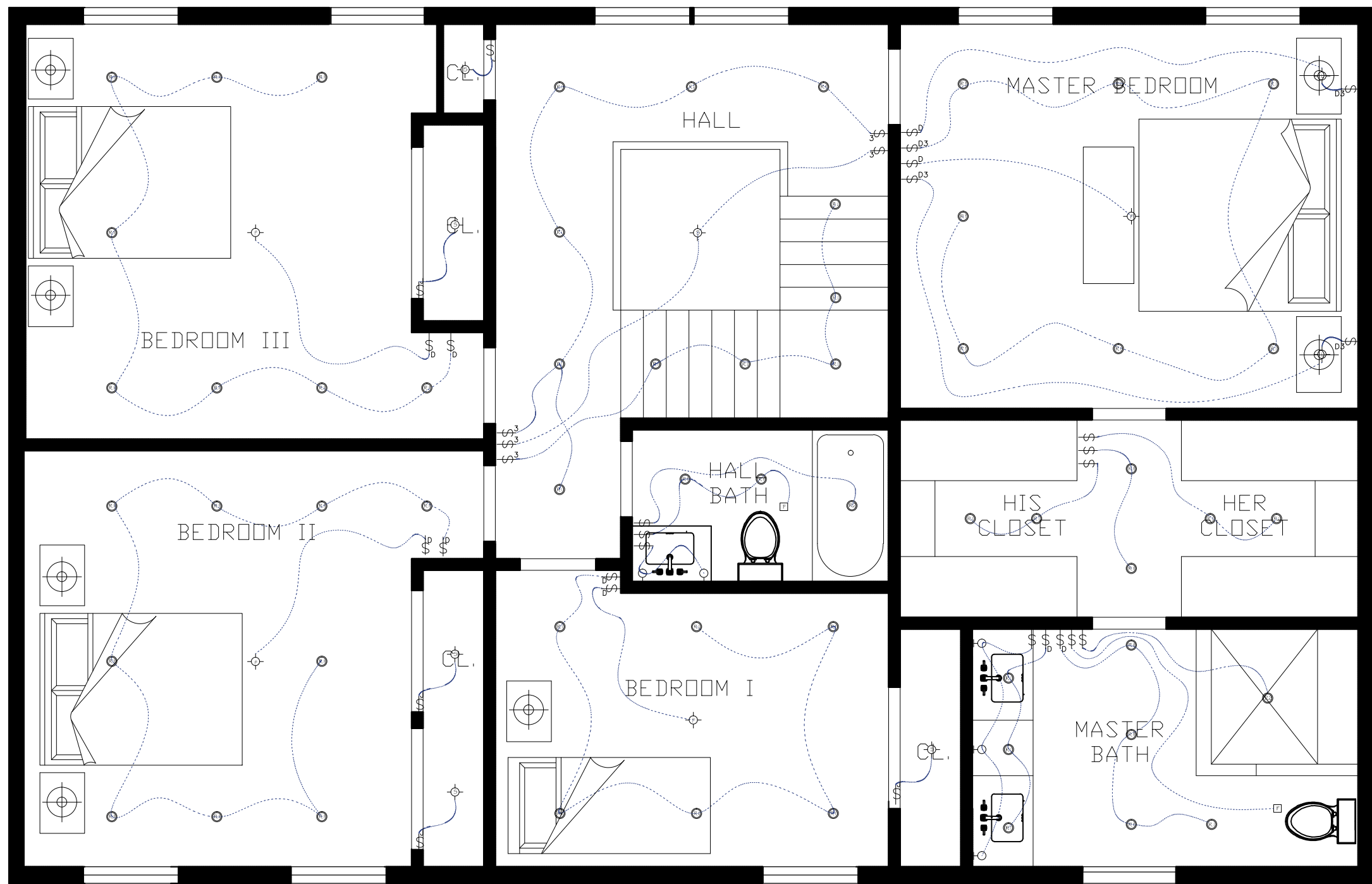
10 OF 14



1 BASEMENT ELECTRICAL
Scale: 1/4" = 1'-0"



2 1ST FLOOR ELECTRICAL
Scale: 1/4" = 1'-0"



3 2ND FLOOR ELECTRICAL
Scale: 1/4" = 1'-0"

ELECTRICAL LEGEND

	DESCRIPTION SYMBOL
	RECESSED LIGHT
	RECESSED LIGHT IN WET LOCATION
	SURFACE MOUNTED FIXTURE
	SURFACE MOUNTED FAN
	BATHROOM FAN
	SPEAKER
	WALL MOUNTED FIXTURE
	UNDER CABINET LIGHTS

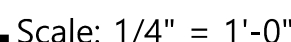
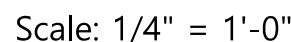
*All electrical work to code.

4 6/25/20 REVISE AS PER COMMENTS
3 6/04/20 REVISE AS PER COMMENTS
2 5/07/20 REVISE AS PER COMMENTS
1 01/21/20 REVISE AS PER COMMENTS

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ELECTRICAL PLANS FOR TAX LOT #3.1-95-7 TOKARSKI 12 IRVING PLACE LOCATED IN THE GREENBURGH TOWN OF DOBBS FERRY WESTCHESTER COUNTY, NEW YORK			
PAUL GDANSKI, PE, PLLC		FILE #	2019100
25 RIVERSIDE DRIVE SUFFERN, N.Y. 10901 TEL: (917) 418-0999		DATE	DEC. 10, 2019
		SCALE	AS SHOWN
INITIALS	DATE	INITIALS	DATE
		DWG #	11 OF 14

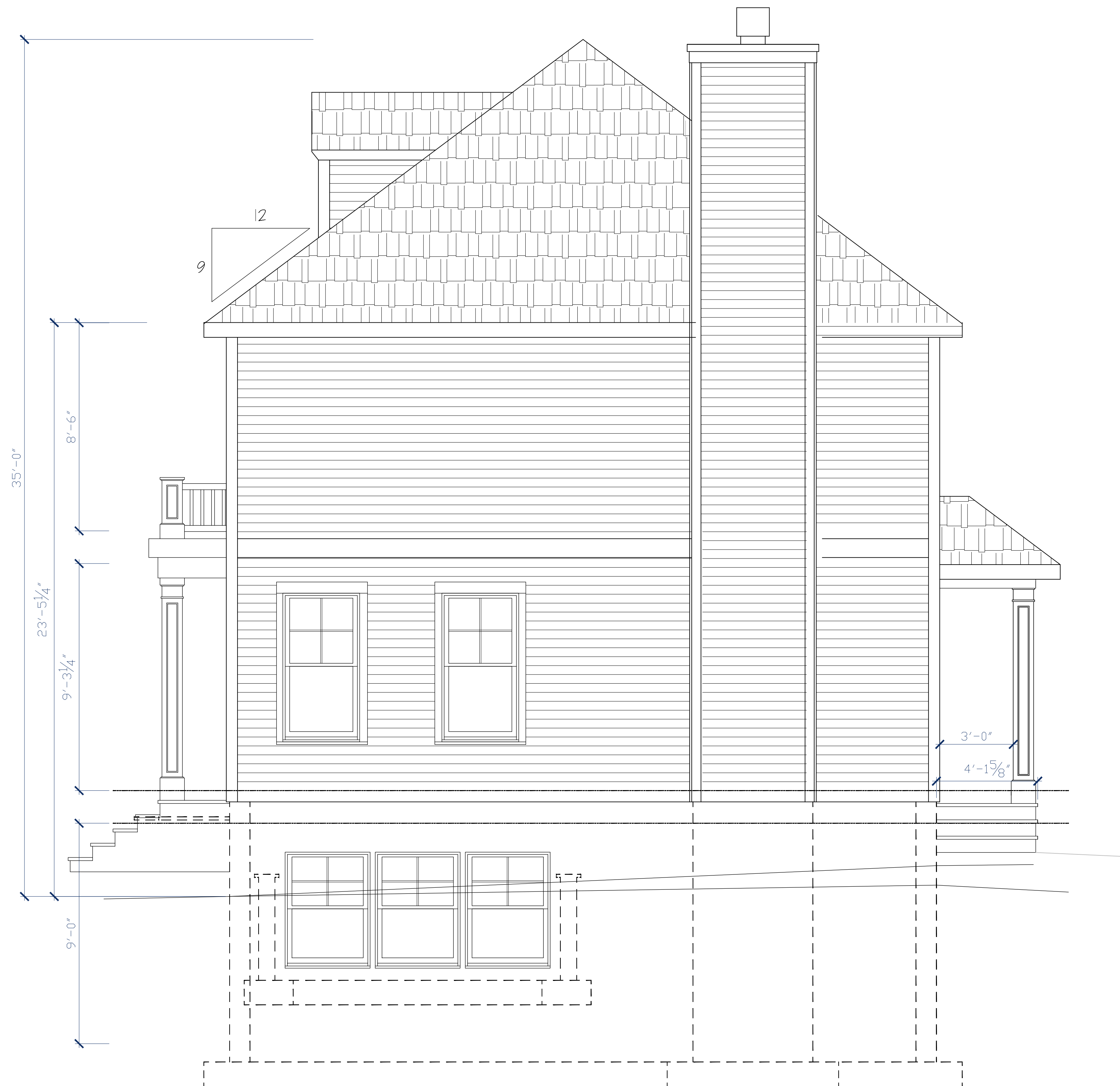


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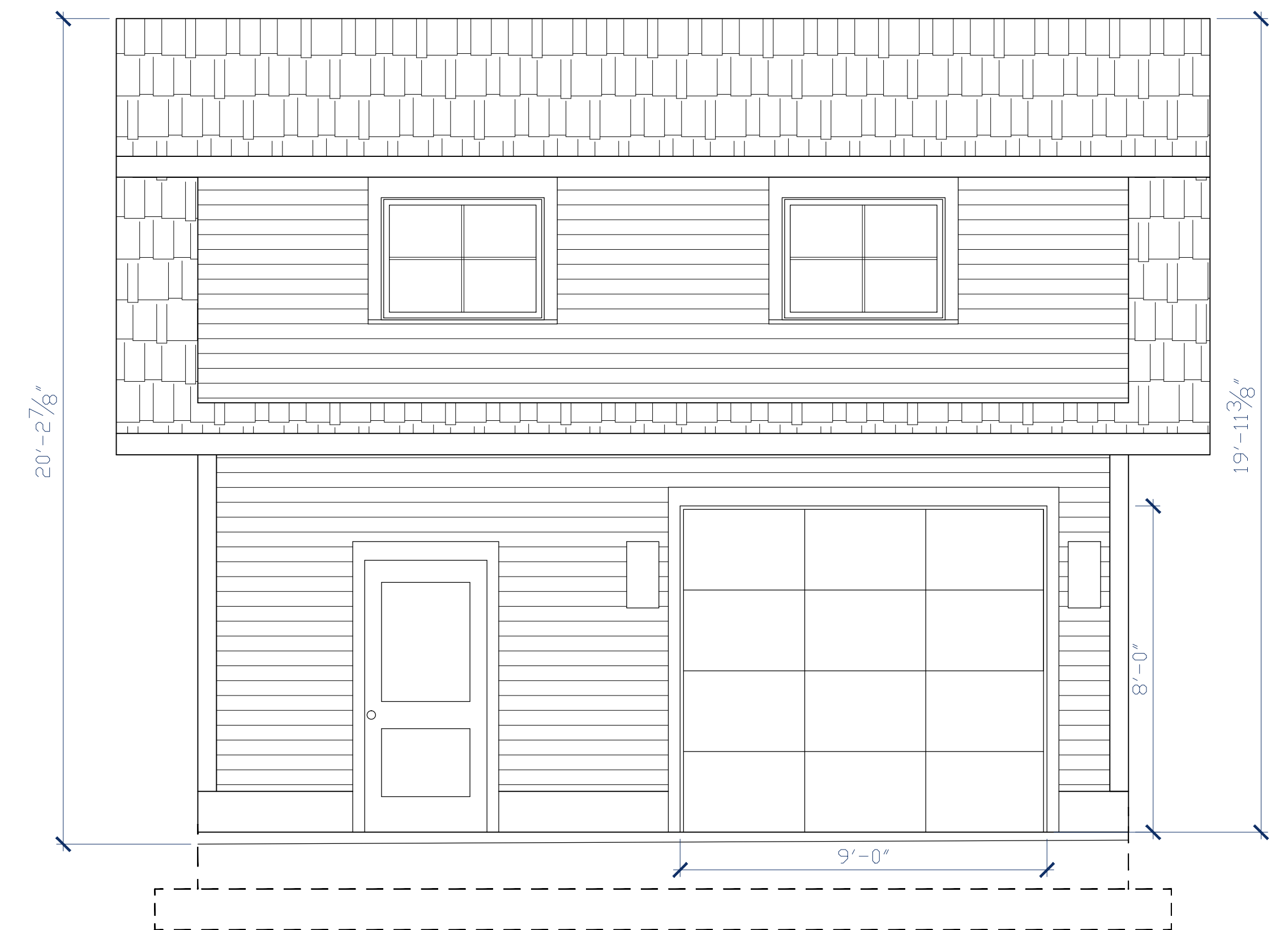
PAUL GDANSKI, P.E. 07589

PAUL GDANSKI, P.E. 07589

		PAUL GDANSKI, PE, PLLC 25 RIVERSIDE DRIVE SUFFERN, N.Y. 10901 TEL: (917) 418-0999				FILE 2019100
DATE		DEC. 10, 2019		SCALE		AS SHOWN
INITIALS	DATE	INITIALS	DATE	DING		12 OF 14



1 LEFT SIDE ELEVATION
Scale: 3/8" = 1'-0"



2 GARAGE FRONT ELEVATION
Scale: 3/8" = 1'-0"

4 6/25/20 REVISE AS PER COMMENTS
3 6/04/20 REVISE AS PER COMMENTS
2 5/07/20 REVISE AS PER COMMENTS
1 01/21/20 REVISE AS PER COMMENTS

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LANDSCAPING PLAN & STREET VIEW

FOR
TAX LOT #3.1-95-7

TOKARSKI

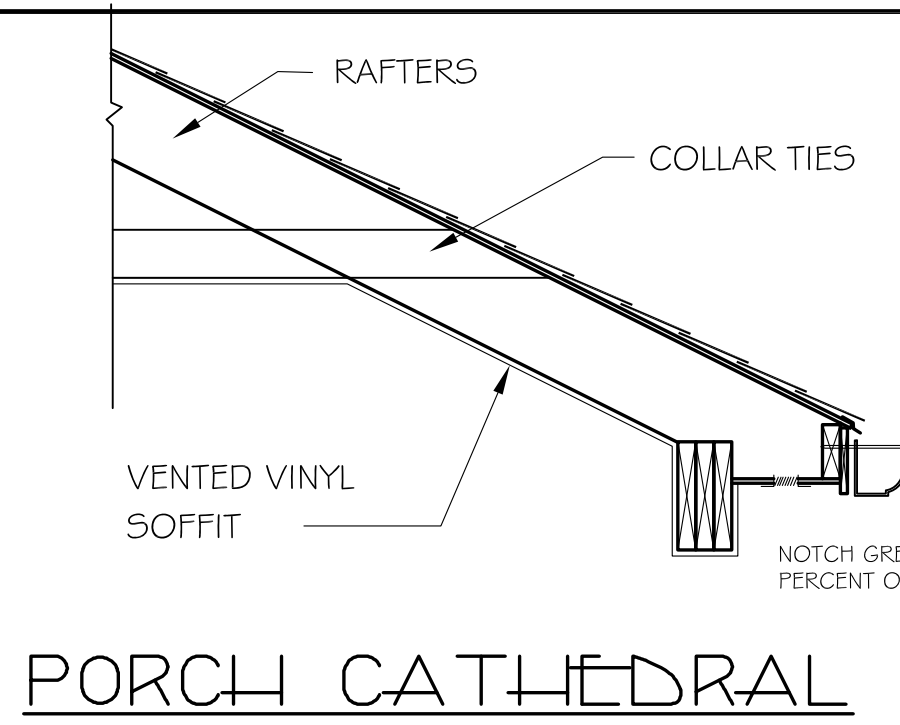
12 IRVING PLACE
LOCATED IN THE
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TOWN OF DOBBS FERRY
WESTCHESTER COUNTY, NEW YORK

PAUL GDANSKI, PE, PLLC

25 RIVERSIDE DRIVE
SUFFERN, N.Y. 10901
TEL: (917) 418-0999

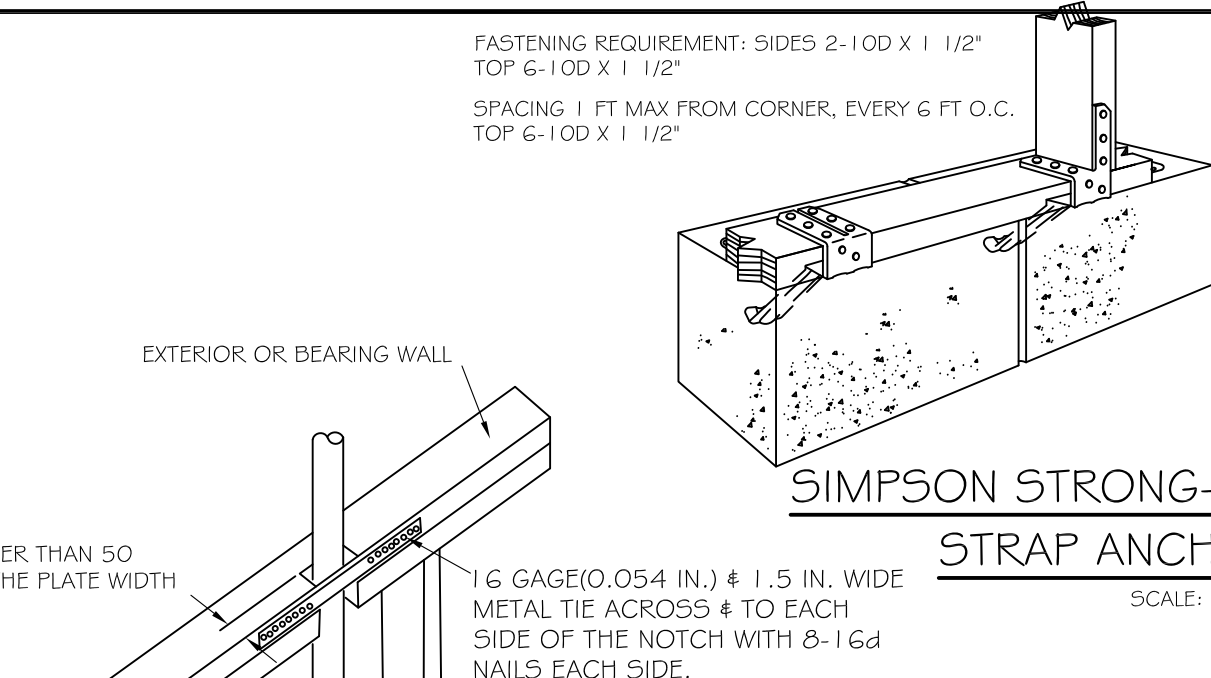


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				2019100
				DATE DEC. 10, 2019
				SCALE AS SHOWN
				DWG # 13 OF 14



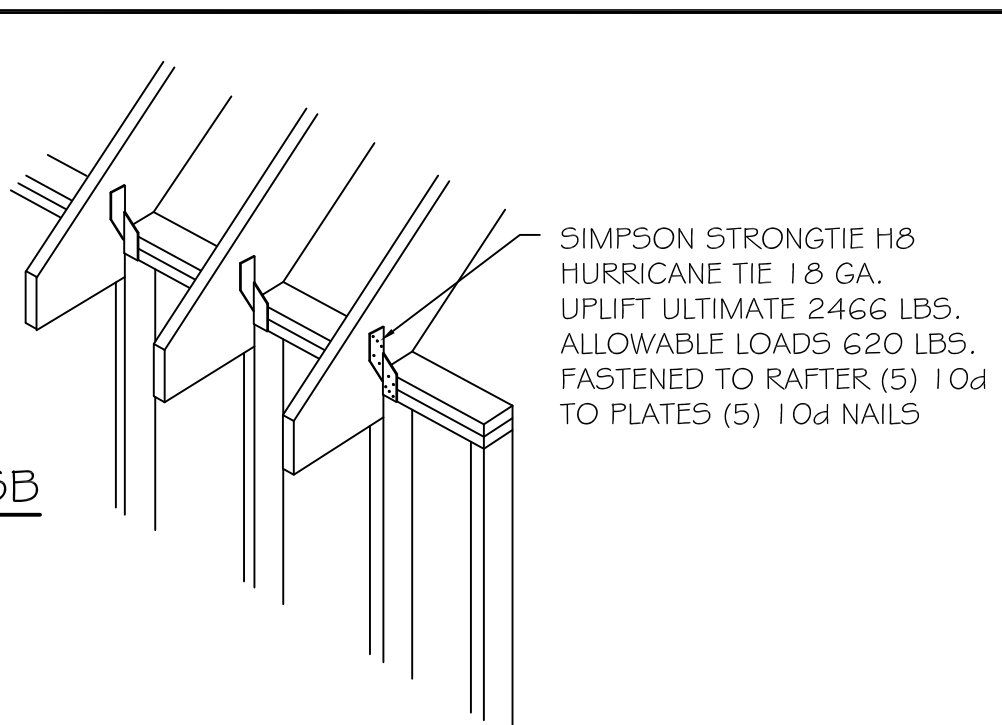
PORCH CATHEDRAL

NOT TO SCALE



SIMPSON STRONG-TIE MODEL MASB STRAP ANCHOR DETAIL

SCALE: N.T.S.



HURRICANE UPLIFT TIES

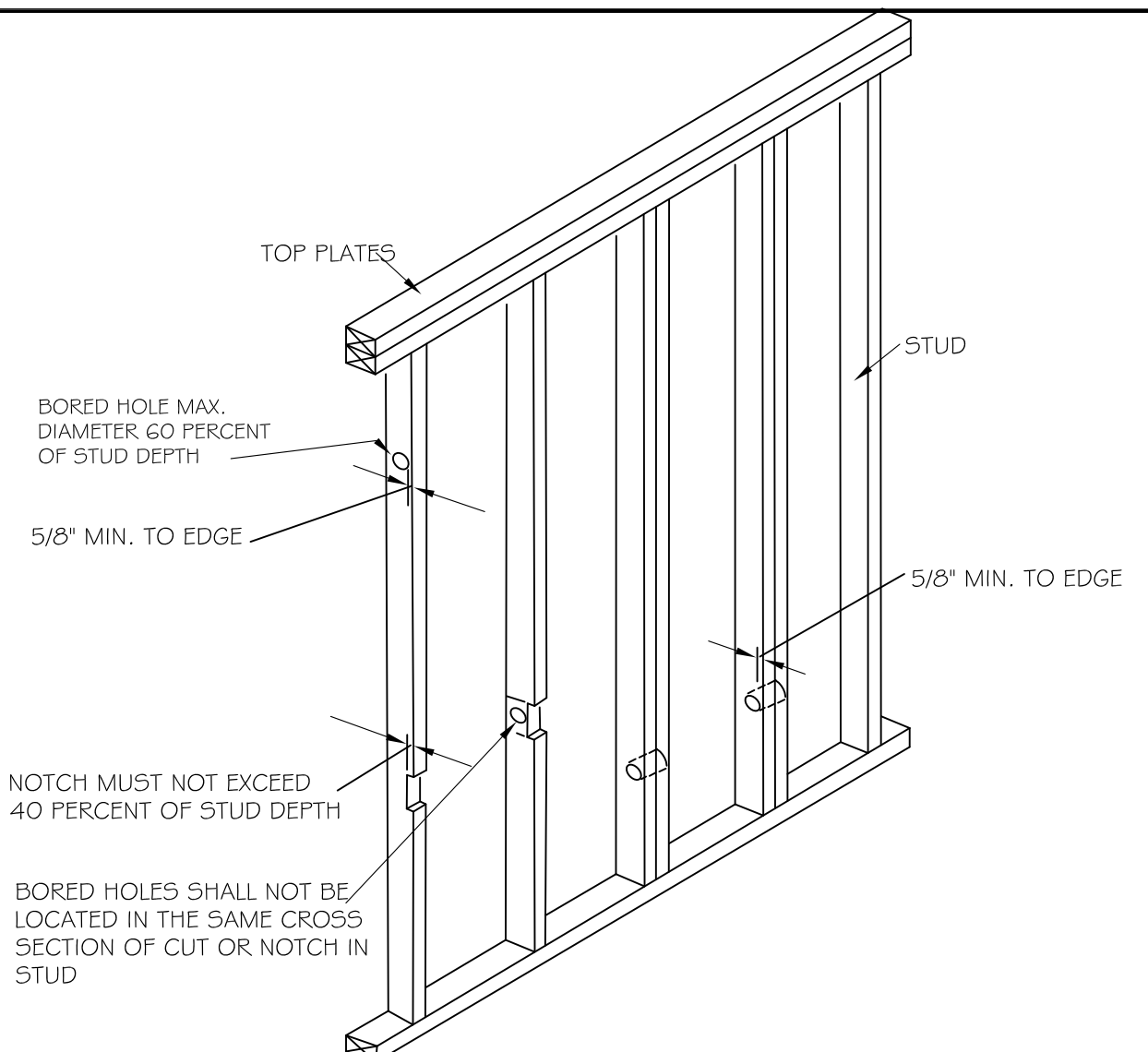
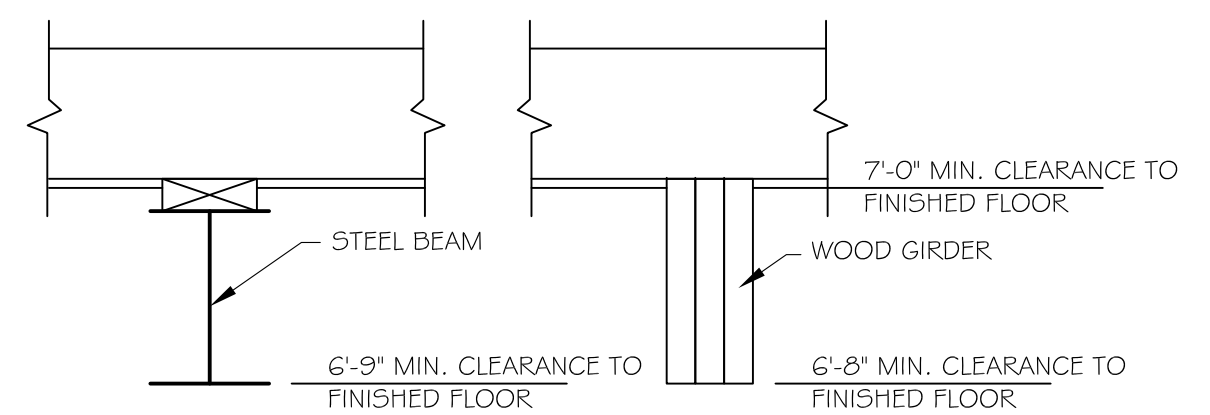
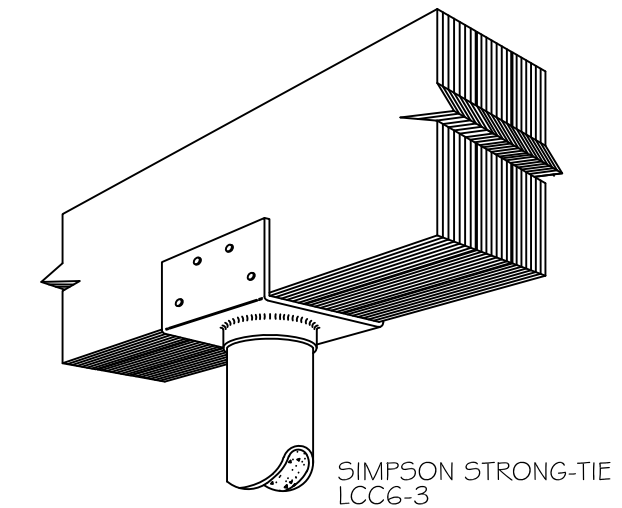


FIGURE R602.6(2) NOTCHING & BORING HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS



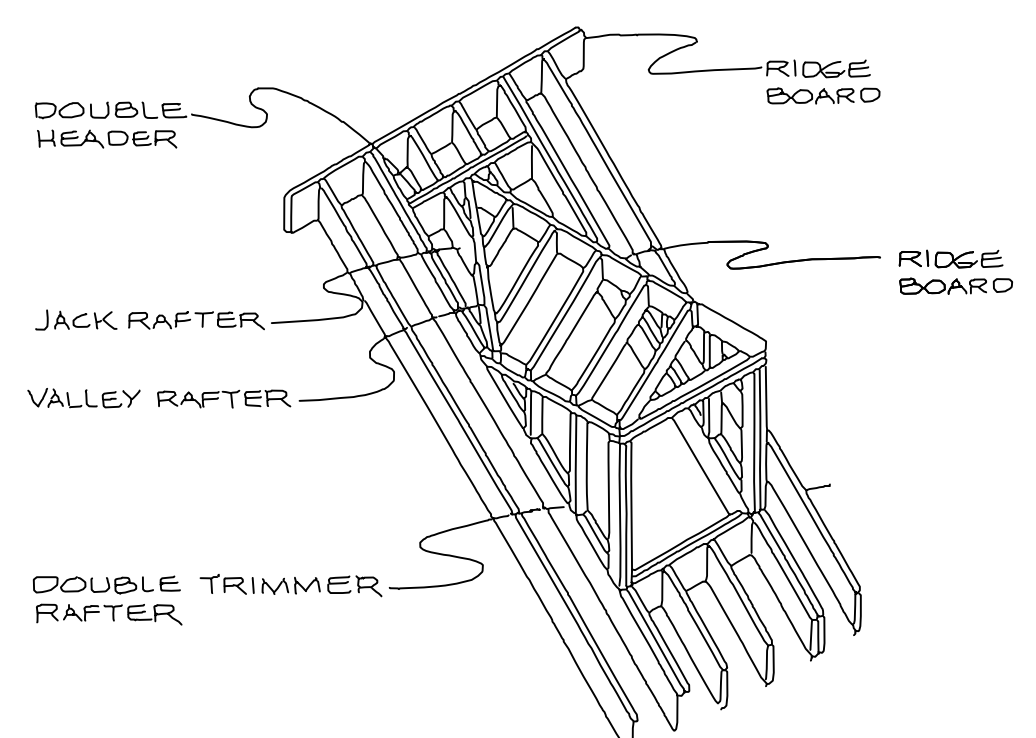
TYPICAL GIRDER CLEARANCE DETAIL

SCALE: NOT TO SCALE



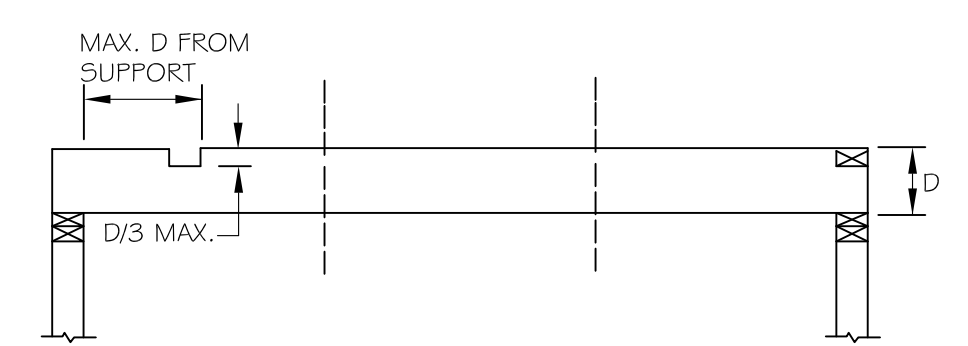
LALLY COLUMN DETAIL

NOT TO SCALE

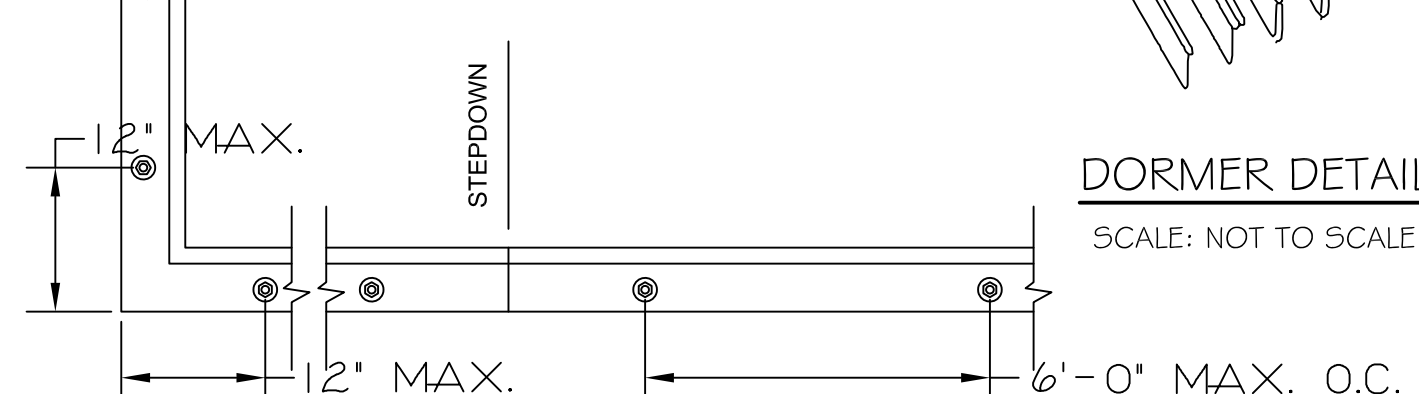


DORMER DETAIL

SCALE: NOT TO SCALE



RAFTERS/CEILING JOISTS(R602.6)



WOOD SILL PLATE ANCHORAGE DETAIL

NOT TO SCALE

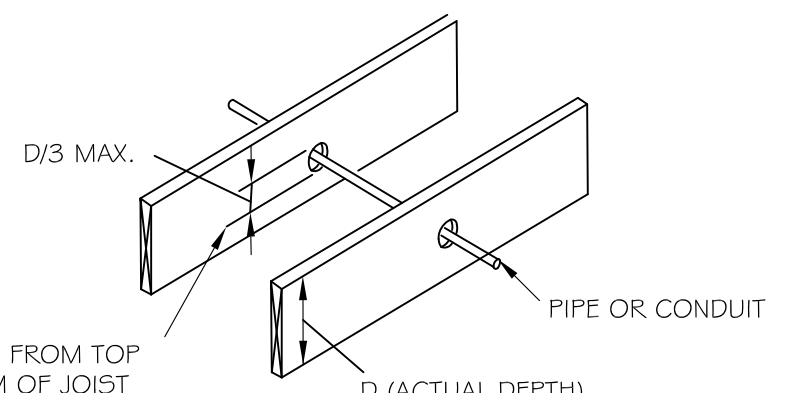
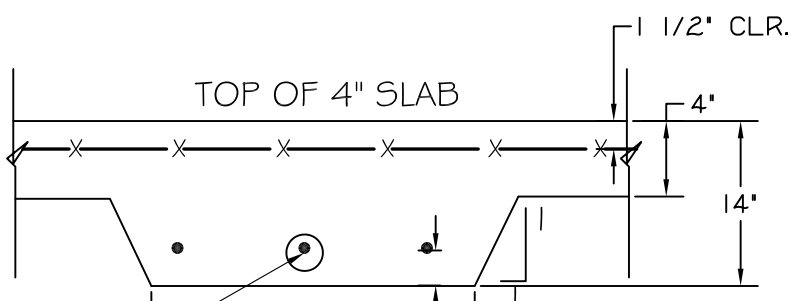
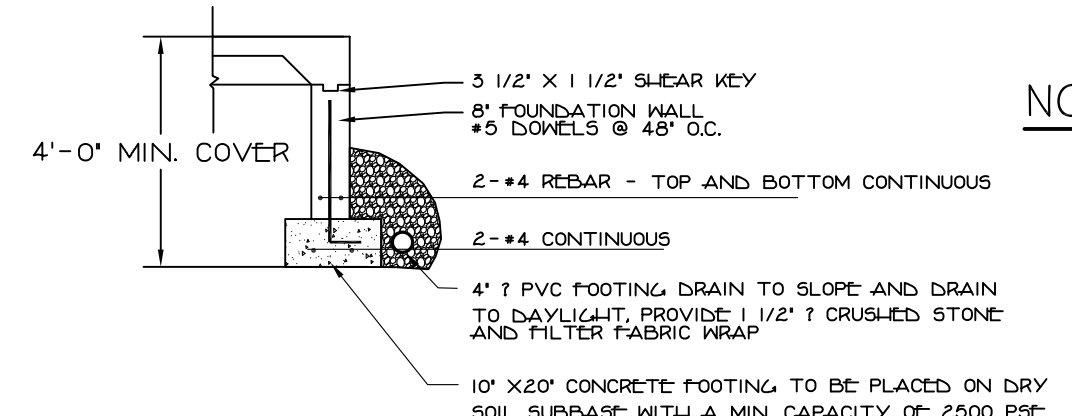


FIGURE R502.8 CUTTING, NOTCHING & DRILLING



THICKEN SLAB

SCALE: NOT TO SCALE



TYPICAL DETAIL AT GARAGE AND BASEMENT DOOR OPENING

SCALE: NOT TO SCALE

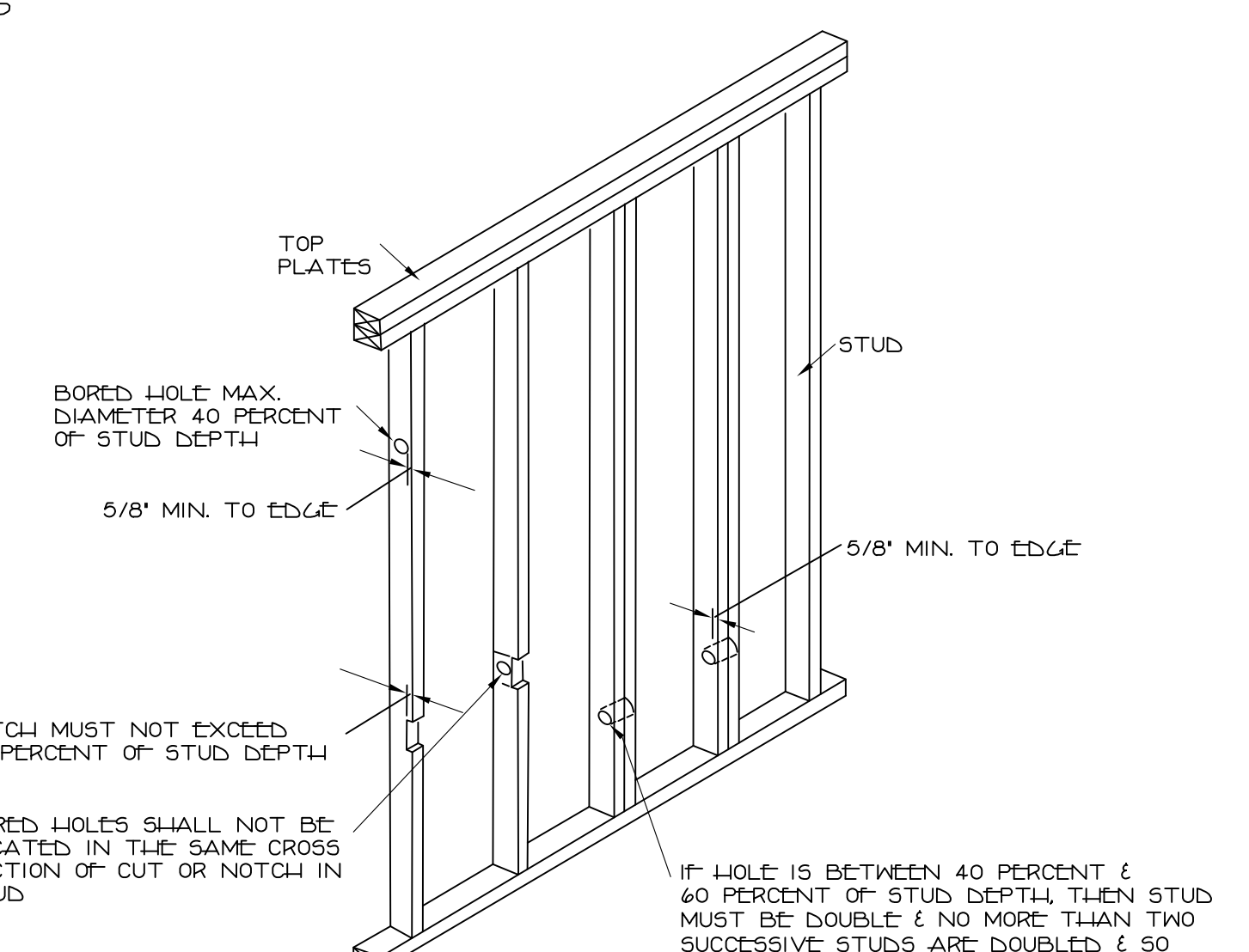
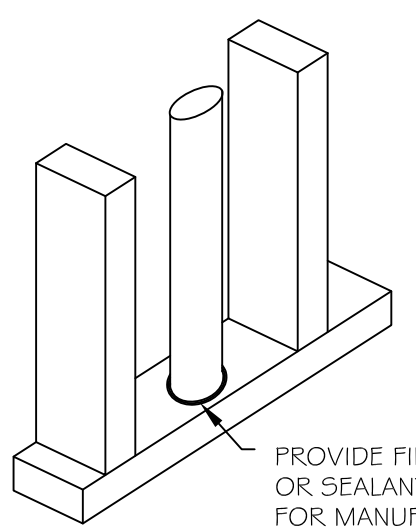


FIGURE R602.6(1) NOTCHING & BORING HOLE LIMITATIONS FOR EXTERIOR WALLS & BEARING WALLS



FIRESTOPPING @ PIPE PENETRATION

NOT TO SCALE

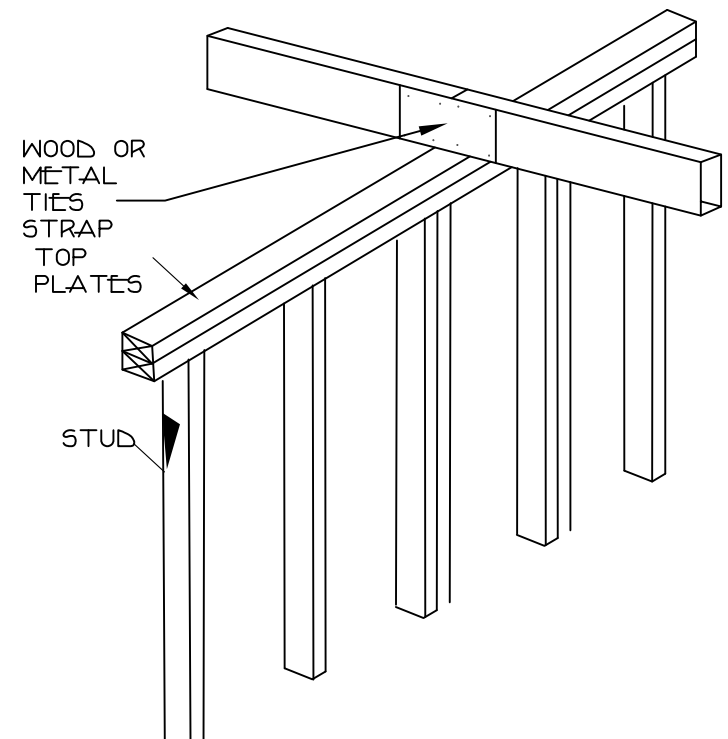
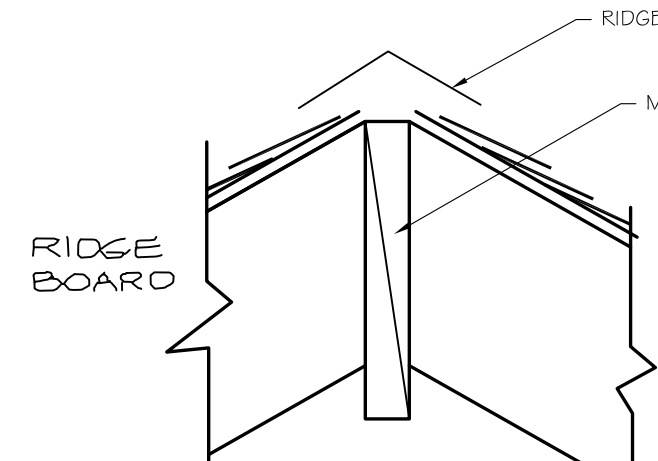
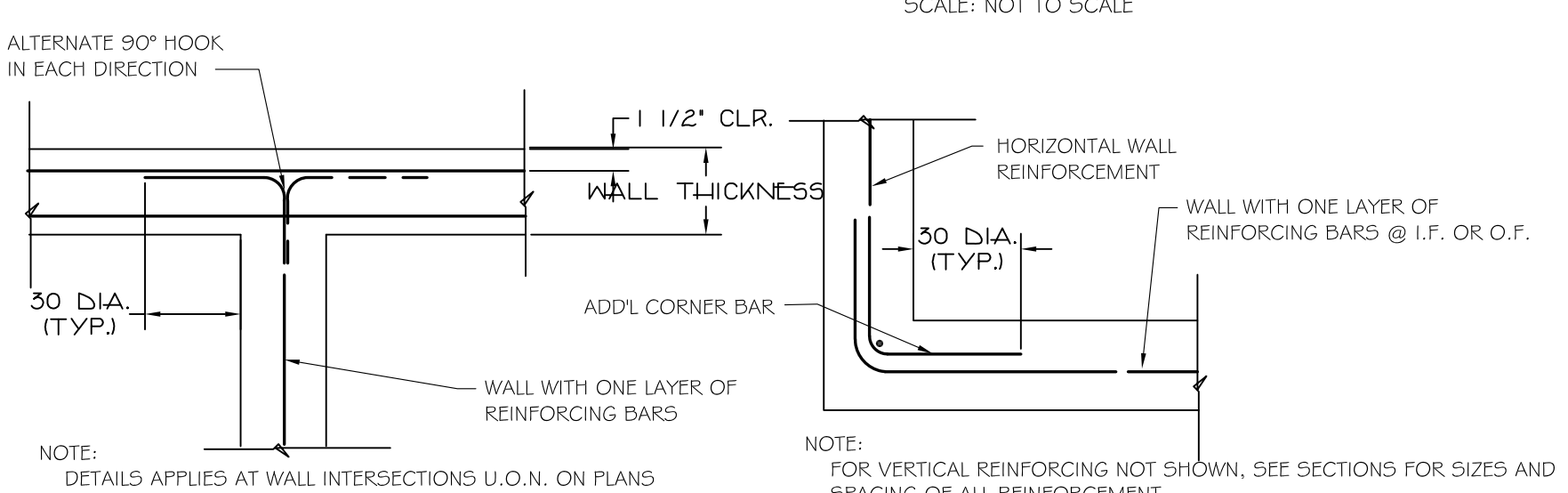


FIGURE R802.3.2(2) BUTTED CEILING JOIST CONNECTION



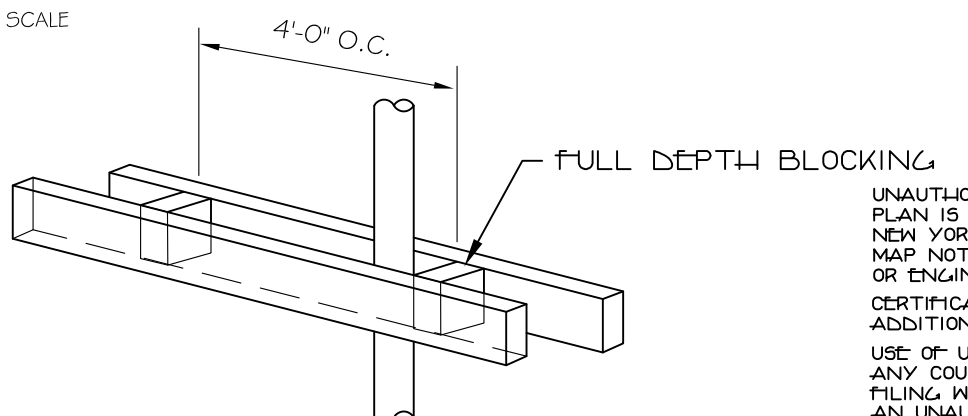
RIDGE LINE DETAIL

SCALE: NOT TO SCALE



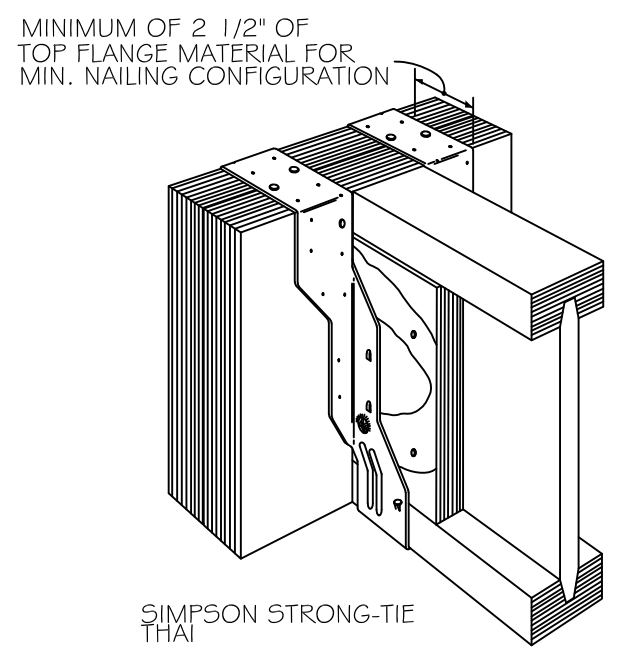
REINFORCEMENT AT WALL INTERSECTION

SCALE: NOT TO SCALE



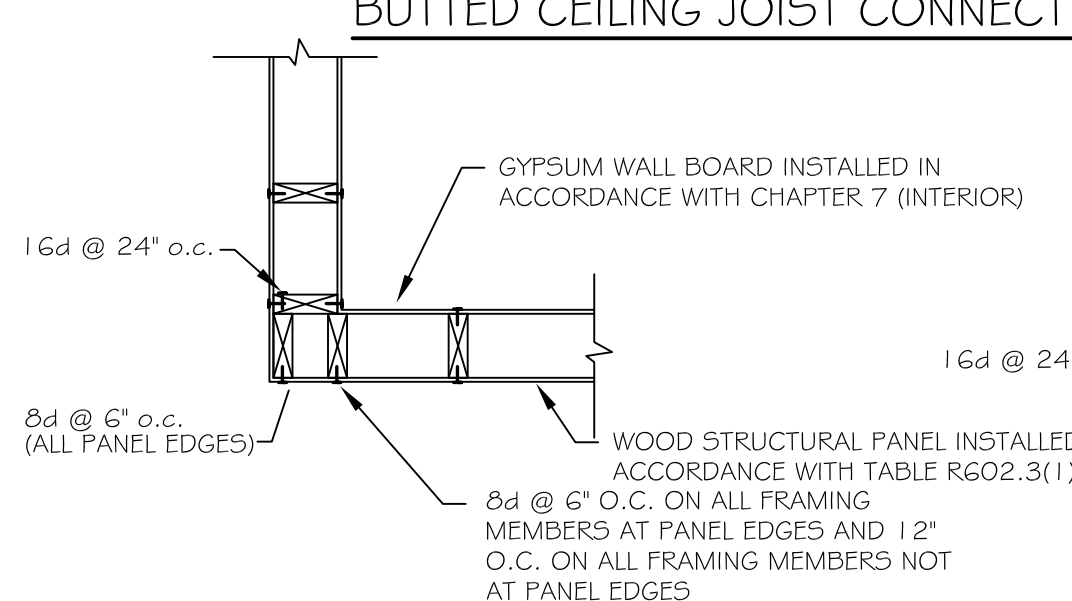
BLOCKING FOR PENETRATION @ BEARING PARTITION

NOT TO SCALE



FLUSH CONNECTION DETAIL

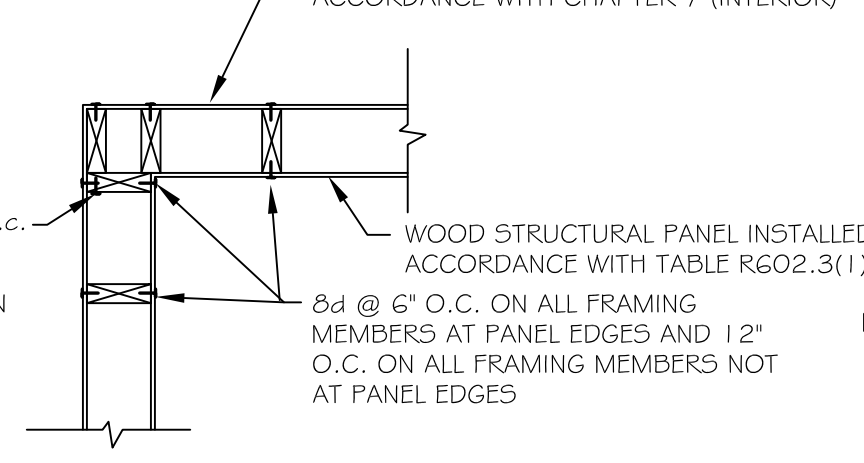
NOT TO SCALE



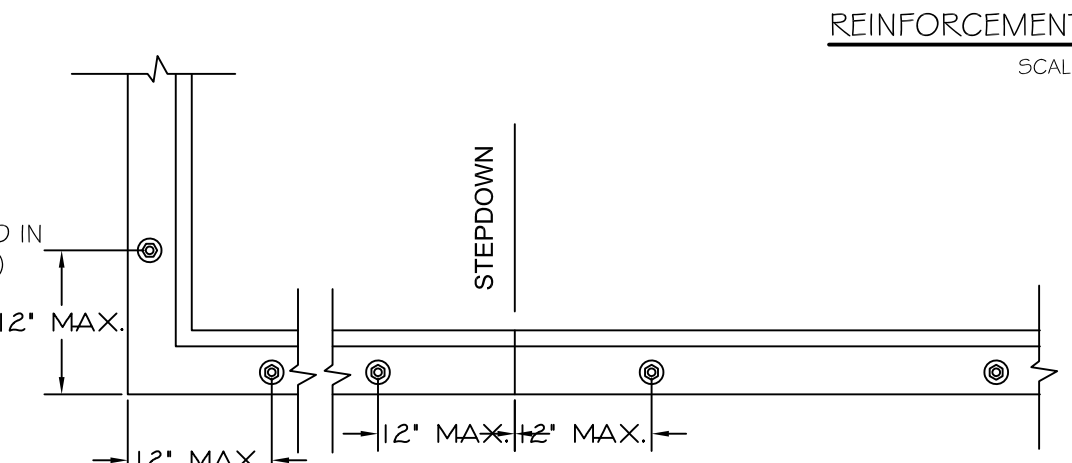
OUTSIDE CORNER EXTERIOR CORNER FRAMING DETAIL

EXTERIOR CORNER FRAMING DETAIL

NOT TO SCALE



INSIDE CORNER



WOOD SILL PLATE ANCHORAGE DETAIL

NOT TO SCALE

1/6/4/20 REVISE AS PER COMMENTS

DETAILS

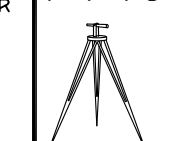
FOR TAX LOT #31-95-7

TOKARSKI

12 IRVING PLACE
LOCATED IN THE GREENBURGH
TOWN OF DOBBS FERRY
WESTCHESTER COUNTY, NEW YORK

PAUL GDANSKI, PE, PLLC

25 RIVERSIDE DRIVE
SUFFERN, N.Y. 10901
TEL: (917) 418-0999



FILE	2019100
DATE	DEC. 20, 2019
SCALE	AS SHOWN
SHEET	14 OF 14

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