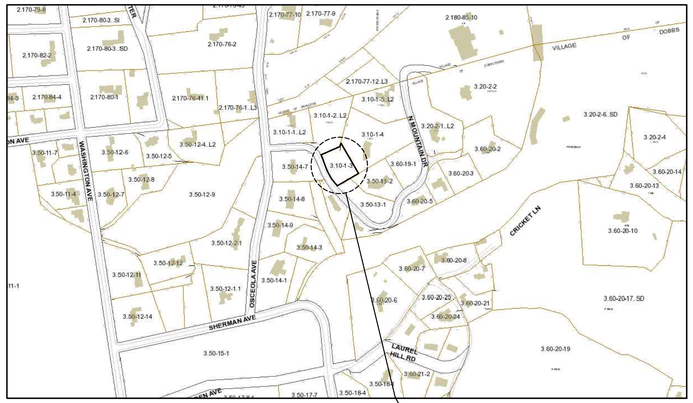
NOT FOR CONSTRUCTION

GIGLIO RESIDENCE

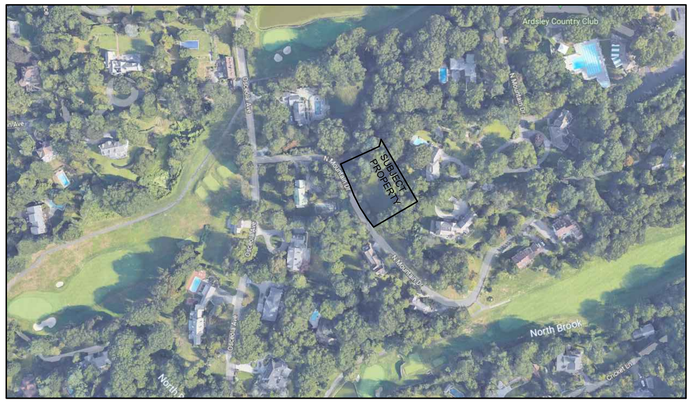
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522



N

SITE LOCATION MAP
NOT TO SCALE

SUBJECT PROPERTY



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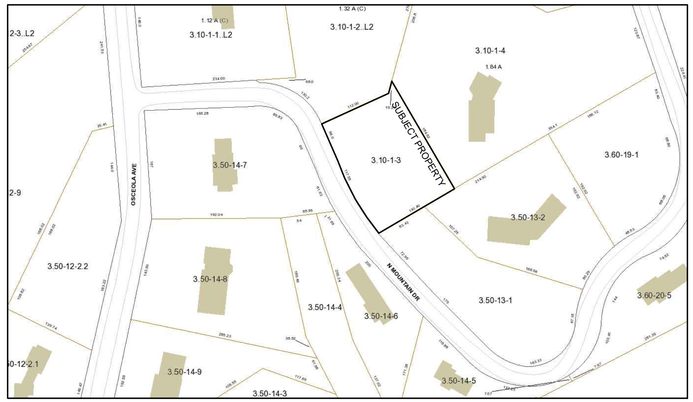
AERIAL LOCATION MAP
NOT TO SCALE



N

VICINITY MAP
NOT TO SCALE

DOBBS FERRY ZONING BOARD RESOLUTION 6–2023 APRIL 12 2023
1. A VARIANCE WAS GRANTED TO PERMIT THE DEVELOPMENT OF THE SUBJECT PARCEL WITH A "NET LOT AREA" OF 15,716 SQUARE FEET, WHERE THE MINIMUM REQUIRED LOT AREA IS 20,000 SQUARE FEET

DOBBS FERRY ZONING BOARD RESOLUTION 7–2023 MAY 10 2023
2. THE ZONING BOARD REVERSED A DECISION MADE BY THE BUILDING IN WHICH HE REQUIRED THE USE OF THE "NET LOT AREA" IN CALCULATING THE COVERAGE LIMITS. THIS PERMITS THE "GROSS LOT AREA" TO BE USED INSTEAD FOR CALCULATING THE COVERAGE LIMITS.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY (RCNY ONLY)	SUBJECT TO DAMAGE FROM			CLIMATE ZONE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 LBS / SQ.FT.	*SPECIAL WIND REGION	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	4A	YES	**FIRM COMMUNITY PANEL MAP NUMBER 36119C0261F EFFECTIVE DATE: 9.28.2007	2000	51.6

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

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS

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 R402.1.1 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 R402.1.4 EQUIVALENT FACTORS										
4A	0.27	0.50	0.4	0.0026	0.045	0.058	0.033	0.047	0.050	0.042

MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HATING TEMPERATURE DIFFERENCE
179	41	7	87	1	68	75	61
COOLING TEMPERATURE DIFFERENCE		WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY
12		20.4	7.5	72	M	30	55

LIST OF DRAWINGS

		FOR ZBA MEETING 09-14-2022	FOR PLANNING BOARD MEETING 11-09-2022	FOR PLANNING BOARD MEETING 01-05-2023	FOR PB AND AHRB MEETING 02-02-2023	FOR PB PUBLIC HEARING 04-06-2023	FOR PB PUBLIC HEARING 07-06-2023
CS	LIST OF DRAWINGS,LOCATION MAPS, AND DESIGN CRITERIA	● 08-24-2022	● 10-13-2022	● 12-19-2022	● 01-19-2023	● 03-23-2023	● 06-15-2023
GN- 1	GEN. NOTES, PR.DESC., CONST. SEQ.,ROCK REMOV. NOTES			● 12-09-2022	● 01-19-2023	● 03-23-2023	● 03-23-2023
GN- 2	DOOR AND WINDOW SCHEDULES, FINISH SCHEDULES				● 01-19-2023	● 03-23-2023	● 06-15-2023
SP - 1.0	PROPOSED SITE PLAN	● 08-24-2022	● 10-13-2022	● 12-08-2022	● 01-19-2023	● 03-23-2023	● 06-15-2023
SP - 1.1	SLOPES ANALYSIS	● 06-15-2022	● 06-15-2022	● 06-15-2022	● 06-15-2022	● 03-23-2023	● 03-23-2023
SP - 1.2	SLOPES ANALYSIS	● 06-15-2022	● 06-15-2022	● 06-15-2022	● 01-19-2023	● 03-23-2023	● 06-15-2023
SP - 1.3	PROPOSED TREE REMOVAL PLAN		● 10-13-2022	● 12-08-2022	● 01-19-2023	● 03-23-2023	● 06-15-2023
SP - 1.4	PROPOSED PERMEABLE PAVING PLAN AND DETAILS			● 12-08-2022	● 01-19-2023	● 03-23-2023	● 06-15-2023
SP - 1.5	PROPOSED GRADING PLAN AND RETAINING WALL DETAILS			● 12-08-2022	● 01-19-2023	● 03-23-2023	● 06-15-2023
SP - 2	PROPOSED FLOOR PLANS		● 10-13-2022	● 10-13-2022			
SP - 3.0	PROPOSED ELEVATIONS		● 10-13-2022	● 11-29-2022			
SP - 3.1	SITE PLAN -SKY EXPOSURE PLANE BASE POINT MEASUREMENT LOCATIONS						● 06-15-2023
SP - 3.2	PROPOSED ELEVATIONS AND SKY EXPOSURE PLANE			● 01-02-2023	● 01-19-2023	● 03-23-2023	● 06-15-2023
SP - 3.3	PROPOSED ELEVATIONS AND SKY EXPOSURE PLANE						● 06-15-2023
SP - 4	PROPOSED SITE CROSS SECTIONS			● 10-13-2022	● 01-19-2023	● 03-23-2023	● 06-15-2023
A-2.0	BASEMENT FLOOR PLAN				● 01-19-2023	● 03-23-2023	● 06-15-2023
A-2.1	FIRST FLOOR PLAN				● 01-19-2023	● 03-23-2023	● 06-15-2023
A-2.2	SECOND FLOOR PLAN				● 01-19-2023	● 03-23-2023	● 06-15-2023
A-3.1	SOUTH AND WEST ELEVATIONS				● 01-19-2023	● 03-23-2023	● 06-15-2023
A-3.2	NORTH AND EAST ELEVATIONS				● 01-19-2023	● 03-23-2023	● 06-15-2023
A-3.3	EXTERIOR DETAILS				● 01-19-2023	● 03-23-2023	● 03-23-2023
A-3.4	EXTERIOR DETAILS				● 01-19-2023	● 03-23-2023	● 03-23-2023
A-3.5	EXTERIOR MATERIALS, COLORS, AND FINISHES				● 01-19-2023	● 03-23-2023	● 03-23-2023
A-3.6	RENDERINGS					● 03-23-2023	● 03-23-2023

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

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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.

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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

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

REVISED LIST OF DRAWINGS	11-29-2022
REVISED LIST OF DRAWINGS	12-19-2022
REVISED LIST OF DRAWINGS	01-19-2023
ISSUED FOR PLANNING BOARD PUBLIC HEARING	03-22-2023
REVISION REVISED LIST OF DRAWINGS	06-15-2023

SHEET TITLE:
COVER SHEET

DATE:	DRAWN BY:
10-13-2022	**SSJ**
SCALE: **AS NOTED**	CHECKED BY: **PRS**

CS

PROJECT DESCRIPTION

1. SEE THIS SHEET

GENERAL NOTES

2. THESE NOTES PERTAIN TO THE ATTACHED DRAWINGS.

3. THESE DRAWINGS, TOGETHER WITH THE SPECIFICATIONS AND CONTRACT FOR CONSTRUCTION, COMPRISE THE CONTRACT DOCUMENTS FOR THIS PROJECT.

4. THE DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS COMPLEMENTARY. ALL LABOR, MATERIALS, EQUIPMENT, AND APPURTENANCES NECESSARY FOR THE EXECUTION OF THE WORK, IF SHOWN ON THE DRAWINGS BUT NOT DESCRIBED IN THE SPECIFICATIONS, OR IF DESCRIBED IN THE SPECIFICATIONS BUT NOT SHOWN ON THE DRAWINGS, AND ANY WORK WHICH IS NECESSARY TO COMPLETE THE WORK WITHIN THE LIMITS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS, IS TO BE EXECUTED IN THE SAME MANNER AS THE OTHER PORTIONS OF THE CONTRACT. FOR VERIFICATION CONTACT GOTHAM DESIGN.

5. ALL CONSTRUCTION WORK MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES, BUILDING CODES, AND REQUIREMENTS OF THE VILLAGE OF DOBBS FERRY, THE COUNTY OF WESTCHESTER, THE STATE OF NEW YORK, THE FEDERAL GOVERNMENT, AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK TO BE PERFORMED.

6. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL CODE AND NEW YORK STATE STRETCH CODE AND THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE RESIDENTIAL PROVISIONS, LATEST EDITION.

7. EACH CONTRACTOR PERFORMING WORK ON THIS PROJECT IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THEIR WORK, FOR COORDINATING AND SCHEDULING ALL REQUIRED INSPECTIONS OF THEIR WORK, AND OBTAINING ALL REQUIRED APPROVALS OF THEIR WORK FROM ALL AUTHORITIES HAVING JURISDICTION.

BUILDING CODE CRITERIA

8. CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - DOBBS FERRY NY

9. CONSTRUCTION TYPE: TYPE 5B - COMBUSTIBLE

10. OCCUPANCY: : ONE FAMILY DWELLING

11. FIRE RATINGS:
EXTERIOR BEARING WALLS 3/4 HOUR (MODIFIED UL No. U326)
INTERIOR BEARING WALLS 3/4 HOUR (UL No. U317)
COMMON WALLS 2 HOUR (UL 263)
FLOOR CONSTRUCTION 1 HOUR (UL No. L537)
ROOF CONSTRUCTION 3/4 HOUR

THE REQUIREMENTS FOR FIRE RATINGS OF THESE COMPONENTS IN TYPE 5B CONSTRUCTION IS 0 HOURS. THE FIRE RATINGS NOTED ABOVE EXCEED THE REQUIREMENTS.

ALL INTERIOR AND EXTERIOR BEARING WALL, FLOOR, AND ROOF ASSEMBLIES SHALL BE FIRE BLOCKED AS REQUIRED BY CODE.

12. DESIGN LOADS: ROOF DL = 10 PSF SNOW LOAD = 30 PSF
FLOOR DL = 25 PSF LL = 40 PSF

13. TAPE AND COMPOUND ALL INSIDE GYPSUM BOARD CORNERS; CORNER BEAD AND COMPOUND ALL OUTSIDE GYPSUM BOARD CORNERS; J-BEAD AND COMPOUND ALL TERMINATION EDGES OF GYPSUM BOARD WHERE EXPOSED. ALL GYPSUM BOARD WORK IS TO BE IN ACCORDANCE WITH GYPSUM CONSTRUCTION HANDBOOK, UNITED STATES GYPSUM, LATEST EDITION.

SCOPE OF WORK

14. THE CONTRACTOR IS TO FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR COMPLETION OF THIS PROJECT AS INDICATED ON THE CONTRACT DOCUMENTS EXCEPT AS IDENTIFIED AS EXCLUDED IN THE SPECIFICATIONS OR NOTED AS NIC (NOT IN CONTRACT) ON THE DRAWINGS.

15. THE ONLY ITEMS TO BE EXCLUDED FROM THE BID PRICE FOR THE CONTRACTED SCOPE OF WORK ARE THOSE IDENTIFIED IN THE BID DOCUMENTS AND IN THE SPECIFICATIONS.

16. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE QUALITY STANDARDS IDENTIFIED IN THE CORRESPONDING SECTION OF THE SPECIFICATIONS.

17. EACH CONTRACTOR IS TO FURNISH ALL MATERIALS, LABOR, TOOLS, MACHINERY, SCAFFOLDING, EQUIPMENT, APPURTENANCES, AND APPLIANCES NECESSARY FOR THE PROPER HANDLING AND EXECUTION OF THE WORK.

18. EACH CONTRACTOR WILL HANDLE AND STORE THE MATERIALS IN A SECURED AREA, PROTECTED FROM ADVERSE CONDITIONS, IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, SO AS TO MAINTAIN A SAFE AND SECURE WORK SITE, AND SO AS TO PROTECT THE PREMISES AND MATERIALS FROM DAMAGE OR DETERIORATION.

SITE WORK

19. ALL SITE WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS INCLUDING THE SPECIFIC REQUIREMENTS OF THE VILLAGE OF DOBBS FERRY BUILDING DEPARTMENT.

20. STORM WATER RUNOFF FROM THE PROPOSED ROOF AREAS WILL BE COLLECTED IN ROOF GUTTERS. THESE GUTTERS WILL CONNECT VIA DOWNSPOUTS TO THE EXISTING STORM DRAINAGE SYSTEM.

21. ALL EXCAVATED MATERIAL, EXCEPT THAT WHICH WILL BE REQUIRED FOR BACKFILLING, WILL BE REMOVED FROM THE SITE AS SOON AS PRACTICAL. IF STOCKPILING IS NECESSARY, MATERIAL MAY ONLY BE PLACED WHERE INDICATED BY GOTHAM DESIGN AND MUST BE PROTECTED TO PROHIBIT EROSION OR SEDIMENTATION INTO THE EXISTING STREAM, TO ADJACENT PROPERTIES, PUBLIC STREETS, OR SIDEWALKS, AND MAY NOT BE PLACED UNDER THE CANOPY OF TREES.

22. ALL EXISTING TREES ON THE PROPERTY SHALL BE PROTECTED AT ALL TIMES AND TEMPORARY FENCING WILL BE INSTALLED AROUND TREES ADJACENT TO THE WORK AREA AT THE DRIP LINE.

23. NO MATERIALS OR DEBRIS MAY BE STOCKPILED WITHIN THE DRIP LINE OF ANY TREE AT ANY TIME.

24. IN THE EVENT IT BECOMES NECESSARY TO REMOVE ANY TREES ON THE PROPERTY, ALL REQUIRED REMOVAL PERMITS SHALL BE OBTAINED PRIOR TO ANY TREE BEING JEOPARDIZED.

COORDINATION

25. USE LABELED DIMENSIONS ONLY. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS. FOR CLARIFICATION, CONTACT GOTHAM DESIGN.

26. IN THE EVENT OF DIMENSIONAL DISCREPANCIES, CONFLICTS OR MISSING DIMENSIONS, CONTACT GOTHAM DESIGN FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK.

27. IN THE EVENT OF DISCREPANCIES OR CONFLICTS BETWEEN THE EXISTING CONDITIONS, CONSTRUCTION CONDITIONS, AND THE CONTRACT DOCUMENTS, CONTACT GOTHAM DESIGN FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK.

28. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE LOCATION OF ALL FRAMING MEMBERS AND SYSTEMS TO BE INSTALLED INCLUDING PLUMBING, HEATING, AIR CONDITIONING, ELECTRICAL, FIXTURES AND OTHER EQUIPMENT TO AVOID CONFLICTS AND UNNECESSARY OR EXCESSIVE NOTCHING, CUTTING, OR OTHER DISTURBANCE OF STRUCTURAL COMPONENTS.

29. DO NOT CLOSE-OFF OR OBSTRUCT DRIVEWAYS, STREETS, WALKS, OR OTHER FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, AS REQUIRED BY GOVERNING REGULATIONS.

30. CONDUCT DEMOLITION AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES AND TO AVOID DISTURBANCE TO THE EXISTING RESIDENCE.

31. ALL CONTRACTORS FURNISHING WORK MUST COOPERATE WITH THE OWNER AND WITH EACH OTHER TO MAINTAIN AN EFFICIENT AND SAFE JOB SITE.

32. MAINTAIN EXISTING UTILITIES. DO NOT DISRUPT UTILITY SERVICES TO THE EXISTING RESIDENCE WITHOUT APPROPRIATE AUTHORIZATION FROM UTILITY COMPANIES. IF DISRUPTION OF UTILITIES IS NECESSARY, PROVIDE TEMPORARY SERVICE AS REQUIRED. IN THE EVENT UTILITIES MUST BE DISCONNECTED AND SERVICES INTERRUPTED, CONTRACTOR MUST PROVIDE 48 HOUR ADVANCE NOTICE TO THE OWNER AND OTHER CONTRACTORS FURNISHING SERVICES.

33.CONTRACTORS FURNISHING WORK MUST PROTECT ADJACENT EXISTING SURFACES AND NEW WORK AT ALL TIMES. DAMAGES MUST BE CORRECTED IN A TIMELY FASHION AT NO EXPENSE TO THE OWNER OR OTHER CONTRACTORS. EACH CONTRACTOR IS RESPONSIBLE FOR PROTECTING THEIR WORK UNTIL ACCEPTANCE BY THE OWNER.

DISPUTES

34. GOTHAM DESIGN HAS THE AUTHORITY TO NEGOTIATE SETTLEMENTS IN DISPUTES CONCERNING THE OBLIGATIONS OR WORK TO BE PERFORMED EITHER BETWEEN THE CONTRACTORS OR BETWEEN THE CONTRACTORS AND THE OWNER.

35. GOTHAM DESIGN HAS THE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS. WORK REJECTED BY GOTHAM DESIGN DUE TO FAILURE TO CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS MUST BE CORRECTED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER

36. IN MATTERS REGARDING THE QUALITY, QUANTITY, AND AESTHETIC EFFECT OF THE WORK, GOTHAM DESIGN'S DECISIONS WILL BE CONSIDERED FINAL.

ERRORS AND OMISSIONS

37. THE CONTRACTOR IS RESPONSIBLE TO THE OWNER FOR ERRORS AND OMISSIONS IN THE WORK AND FOR FAILURE TO PERFORM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

38. THE CONTRACTORS' SERVICES MUST BE PERFORMED IN A SKILLFUL AND COMPETENT MANNER IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE CONSTRUCTION INDUSTRY AND WITH THE REQUIREMENTS OF THOSE AGENCIES HAVING JURISDICTION OR OTHERWISE IDENTIFIED IN THE SPECIFICATIONS.

39. THE CONTRACTOR WILL PROVIDE ALL WORK DETERMINED BY GOTHAM DESIGN TO BE MISSING OR INCOMPLETE. WORK DETERMINED BY GOTHAM DESIGN TO BE MISSING OR INCOMPLETE MUST BE FURNISHED AND COMPLETED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

40. THE CONTRACTOR MUST REPLACE ALL WORK DETERMINED BY GOTHAM DESIGN TO BE INSTALLED IMPROPERLY OR SUBSTANDARD WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

CHANGES

41. ANY CHANGES IN THE ACCEPTED CONTRACT DOCUMENTS OR IN THE COMPLETED WORK WHICH WILL EFFECT THE SCOPE OF WORK, QUALITY AND AESTHETIC EFFECT OF THE WORK, OR THE CONTRACT PRICE REQUIRES A CHANGE ORDER APPROVED BY GOTHAM DESIGN. THIS CHANGE ORDER MUST FIRST BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO BEING EXECUTED BY THE CONTRACTOR.

42. NO CHANGES, ALTERATIONS, OR MODIFICATIONS TO THE DESIGN, THE CONTRACT DOCUMENTS, OR THE PROPOSED OR COMPLETED WORK ARE PERMISSIBLE BY ANY PARTY, INCLUDING THE OWNER AND THE CONTRACTOR, WITHOUT A WRITTEN CHANGE ORDER APPROVED BY GOTHAM DESIGN.

SUBSTITUTIONS

43. SUBSTITUTIONS OF MATERIALS, PRODUCTS, OR METHODS ARE PERMISSIBLE ONLY WITH PRIOR WRITTEN AUTHORIZATION FROM GOTHAM DESIGN.

44. GOTHAM DESIGN WILL CONSIDER REQUESTS FOR SUBSTITUTIONS UP TO FIVE DAYS PRIOR TO INITIATION OF WORK.

CLEAN UP

45. CONTRACTOR SHALL PROTECT THE EXISTING RESIDENCE FROM DUST INFILTRATION AND DAMAGE FROM DEBRIS WITH TEMPORARY BARRIERS AND PROTECTION BOARDS.

46. EACH CONTRACTOR IS RESPONSIBLE FOR CLEANING THEIR WORK AREAS AND REMOVING ALL DEBRIS ASSOCIATED WITH THEIR WORK FROM THE PREMISES AT THE END OF EACH WORK DAY. ALL DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH ALL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

47. EACH CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT THEIR WORK AREA IS LEFT BROOM CLEAN AT THE END OF EACH WORK DAY.

SAFETY REQUIREMENTS

48. EACH CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE SAFETY REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION INCLUDING OSHA.

49. EACH CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL LADDERS, SCAFFOLDS, OR OTHER EQUIPMENT USED UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK.

RESPONSIBILITY

50. EACH CONTRACTOR AND SUBCONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ALL ACCIDENTS RESULTING IN INJURY TO PERSONS OR DAMAGE TO PROPERTY CAUSED BY THE FAULT OR NEGLIGENCE OF THEMSELVES, THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

51. EACH CONTRACTOR IS RESPONSIBLE FOR ALL PROPERTY INCLUDING MATERIALS, EQUIPMENT, TOOLS, AND APPURTENANCES DELIVERED TO THE JOB SITE UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK WHICH IS STOLEN FROM THE PROPERTY OR DAMAGED ON THE PREMISES.

52. EACH CONTRACTOR INDEMNIFIES AND HOLDS THE OWNER AND GOTHAM DESIGN HARMLESS FROM ALL LIABILITIES AND LOSS BECAUSE OF INJURY TO ANY PERSON OR DAMAGE TO ANY PROPERTY THAT MAY OCCUR OR MAY BE ALLEGED TO HAVE OCCURRED DURING THE PERFORMANCE OF THE WORK AS A RESULT, EITHER DIRECTLY OR INDIRECTLY, OF THE CONTRACTOR'S FAULT OR NEGLIGENCE OR THAT OF THEIR AGENTS, EMPLOYEES, OR SUB CONTRACTORS AND WHETHER OR NOT SUCH INJURY OR DAMAGE IS ALSO ATTRIBUTABLE TO THE OWNER'S FAULT OR NEGLIGENCE.

53. GOTHAM DESIGN AND ITS CONSULTANTS HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE JOB SITE INCLUDING, BUT NOT LIMITED TO, ASBESTOS PRODUCTS, POLYCHLORIDE BIPHENYL (PCB), LEAD, OR OTHER TOXIC SUBSTANCES.

54. IN THE EVENT THAT THE CONTRACTOR DISCOVERS HAZARDOUS MATERIALS ON THE SITE, ALL WORK SHALL BE HALTED IMMEDIATELY AND THE REMOVAL OR CONTAINMENT OF THE HAZARDOUS MATERIAL SHALL BE CONDUCTED IN STRICT COMPLIANCE WITH THE REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

55. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING PROPER HANDLING METHODS FOR ALL MATERIALS ON THE SITE AND FOR INSTRUCTING ALL WORKERS IN PRECAUTIONS, RISKS, AND REQUIREMENTS FOR THE PROPER HANDLING OF POTENTIALLY HAZARDOUS MATERIALS IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO, OSHA.

INSURANCE

56. EACH CONTRACTOR AND SUBCONTRACTOR MUST OBTAIN AND MAINTAIN AN ACCIDENT AND PUBLIC LIABILITY INSURANCE POLICY FOR THIS PROJECT COVERING FROM COMMENCEMENT THROUGH COMPLETION OF ALL WORK. EACH CONTRACTOR AND SUBCONTRACTOR MUST FURNISH A BINDER TO THE OWNER FROM THE CONTRACTOR'S INSURANCE AGENT INDICATING THE TYPE AND AMOUNTS OF COVERAGE. THE MUNICIPALITY, THE OWNER, AND GOTHAM DESIGN SHALL BE NAMED AS "ADDITIONAL INSURED" ON THE BINDER.

57. BY ACCEPTING THE CONTRACT TO WORK ON THIS PROPERTY, THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, KEEP, AND SAVE HARMLESS THE OWNER, THE PROPERTY, AND GOTHAM DESIGN AND THEIR REPRESENTATIVES, AGENTS AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, RELATED TO, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS UP TO THE FULL EXTENT WHICH WOULD OTHERWISE RENDER THESE PROVISIONS VOID OR UNENFORCEABLE.

58. EACH CONTRACTOR AND SUBCONTRACTOR MUST PROVIDE AND MAINTAIN WORKER'S COMPENSATION INSURANCE IN ACCORDANCE WITH NEW YORK STATE REQUIREMENTS FOR ALL EMPLOYEES FURNISHING LABOR FOR THIS PROJECT. NO ONE MAY WORK ON THIS PROJECT WITHOUT BEING COVERED BY WORKER'S COMPENSATION INSURANCE. THE WORKER'S COMPENSATION POLICY SHALL BE INCLUDED ON THE INSURANCE BINDER.

59. CERTIFICATES OF INSURANCE ACCEPTABLE TO THE OWNER MUST BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF THE WORK.

60. THE OWNER MUST OBTAIN AND MAINTAIN LIABILITY INSURANCE AS WILL PROTECT HIM FROM HIS CONTINGENT LIABILITY FOR INJURY AND DAMAGES WHICH MAY ARISE DURING THE WORK OF THIS PROJECT AND FROM ANY OTHER LIABILITY FOR WHICH THE CONTRACTORS ARE REQUIRED TO BE INSURED UNDER THE PROVISIONS OF THE CONTRACT.

61. THE OWNER MUST OBTAIN AND MAINTAIN FIRE INSURANCE INCLUDING EXTENDED COVERAGE AND MALICIOUS MISCHIEF COVERAGE ON THE STRUCTURE AND CONTENTS TO 100 PERCENT OF THE INSURABLE VALUE THEREOF, PROTECTING THE OWNER'S INTEREST, THE CONTRACTORS' INTERESTS, AND THE SUBCONTRACTORS' INTERESTS. INTEREST, AS USED HEREIN, INCLUDES EACH PARTY'S PROPERTY AND THE PROPERTY OF OTHERS FOR WHICH THEY ARE RESPONSIBLE, INCLUDING ALL MATERIALS, EQUIPMENT, AND SUPPLIES.

WAIVER OF LIENS

62. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING A WAIVER OF LIEN TO THE BENEFIT OF THE OWNER IN A FORM ACCEPTABLE TO GOTHAM DESIGN COVERING ALL LABOR, MATERIALS, AND OTHER EXPENSES AT THE TIME COMPENSATION IS RECEIVED FOR SAME.

63. SUBSEQUENT PAYMENTS TO CONTRACTORS WILL NOT BE PAID UNTIL AN ACCEPTABLE WAIVER OF LIENS HAS BEEN RECEIVED FOR PREVIOUS WORK OF THE SAME CONTRACTOR.

64. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING WAIVERS OF LIENS FROM ALL SUPPLIERS AND SUBCONTRACTORS FURNISHING LABOR AND MATERIALS THROUGH THE GENERAL CONTRACTOR.

65. A RELEASE OF ALL LIENS TO THE BENEFIT OF THE OWNER IN A FORM ACCEPTABLE TO GOTHAM DESIGN SHALL BE PROVIDED BY THE CONTRACTOR AT THE TIME OF FINAL PAYMENT.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A SINGLE-FAMILY HOME WITH AN ATTACHED THREE-CAR GARAGE ON A PARCEL WITH A GROSS AREA OF 23,337 SQUARE FEET. AS PROPOSED THIS HOUSE WILL HAVE A BUILDING COVERAGE OF APPROXIMATELY 4,200 SQUARE FEET AND AN IMPERVIOUS SURFACE AREA OF APPROXIMATELY 33.3%, EXCLUDING PERVIOUS PAVING. THE PROPOSED HOUSE WILL HAVE A KITCHEN WITH A DEFINED BREAKFAST AREA, DINING ROOM, LIBRARY, FAMILY ROOM, PANTRY, AND HOME OFFICE ON THE FIRST FLOOR, AS WELL AS A LAUNDRY, THREE-FIXTURE BATHROOM AND A POWDER ROOM. THERE IS A MAIN ENTRY/STAIR HALL, AND A SEPARATE FAMILY ENTRY WITH CLOSETS AND AN ACCESS TO THE GARAGE. THE PROPOSED SECOND FLOOR WILL HAVE A MASTER BEDROOM SUITE WITH SLEEPING CHAMBER, WALK-IN CLOSETS, AND PRIVATE BATHROOM. THERE ARE ALSO TWO SEPARATE BEDROOMS WITH PRIVATE BATHROOMS AND A LAUNDRY ROOM ON THE SECOND FLOOR. THERE IS AN ATTIC SPACE ACCESSIBLE FROM THE SECOND FLOOR ABOVE THE GARAGE. THE PORTION OF THE BASEMENT THAT IS ABOVE GRADE AT THE NORTHWEST CORNER OF THE HOUSE WILL INCLUDE A RECREATION ROOM WITH A SEPARATE BATHROOM. ALSO PROPOSED IN THE MASSING OF THE HOUSE IS A FRONT ENTRY PORCH, A FAMILY ENTRY PORCH, AND A FAMILY PORCH ON THE NORTHEAST CORNER OF THE HOUSE.

THE PROJECT PROPOSED THE INSTALLATION OF A SWIMMING POOL WITH A WRAP AROUND TERRACE, WHICH WILL BE ACCESSIBLE FROM THE HOUSE.

THE PROJECT WILL REQUIRE SIGNIFICANT ROCK REMOVAL AND REGRADING, WHICH WILL REQUIRE EITHER THE CONSTRUCTION OF DRY-STONE RETAINING WALLS OR THE EXPOSURE OF EXCAVATED LEDGE ROCK. THE ENTIRE SITE WILL BE LANDSCAPED TO PROVIDE SOIL STABILITY AND SCREENING TO NEIGHBORING PROPERTIES.

THE PROJECT WILL REQUIRE THE INSTALLATION OF A LARGE STORMWATER RETENTION/DETENTION SYSTEM CAPABLE OF HANDLING ALL OF THE STORMWATER RUNOFF FROM THE PROPOSED IMPROVEMENTS AND THE ADOPTION OF AN EROSION AND SEDIMENT CONTROL PLAN TO PROTECT THE SITE AND THE NEIGHBORING PROPERTIES.

ACCESS TO THE HOUSE WILL BE VIA A PROPOSED DRIVEWAY CONNECTING TO NORTH MOUNTAIN DRIVE. UTILITY CONNECTIONS WILL BE TO THE EXISTING SERVICE LINES LOCATED IN NORTH MOUNTAIN DRIVE. THE HOUSE WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.

ROCK REMOVAL MITIGATING MEASURES

WORK SHALL PROCEED IN STRICT COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:

1. NO WORK SHALL COMMENCE UNTIL AN EXCAVATION PERMIT OR A BUILDING PERMIT HAS BEEN ISSUED BY THE DOBBS FERRY BUILDING DEPARTMENT. ALL WORK SHALL INCORPORATE THE BEST PRACTICES FOR DUST CONTROL AND SITE PROTECTION.

2. ROCK REMOVAL WORK SHALL BE LIMITED TO THE HOURS BETWEEN 9:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY. NO WORK IS PERMITTED ON NATIONAL HOLIDAYS OR WEEKENDS.

3. PRIOR TO BEGINNING WORK, SURVEY AND STAKE THE PROPOSED EXCAVATION FOR THE FOUNDATION, THE STORMWATER DRAINAGE SYSTEM, THE DRIVEWAY AND THE RETAINING WALLS. A DATUM ELEVATION MARK SHALL BE SET ON SITE FOR USE IN DETERMINING THE REQUIRED DEPTH OF EXCAVATION. CARE SHALL BE TAKEN TO AVOID EXCAVATING MORE MATERIAL THAN REQUIRED.

4. THE REMOVAL OF EXISTING VEGETATION AND SOILS ARE SUBJECT TO RULES AND REGULATIONS THAT WERE ESTABLISHED IN THE EROSION AND SEDIMENT CONTROL PLAN THAT WAS CREATED FOR THIS PROJECT AND APPROVED BY THE DOBBS FERRY PLANNING BOARD.

5. ALL WORK SHALL PROCEED IN STRICT COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

6. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS INDICATED ON THE PLANS. TEMPORARILY STABILIZE TOPSOIL STOCKPILES WITH HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON, OR BY COVERING WITH TARPAULINS NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND THE TOE OF SLOPE.

7. EXCAVATE THE SOILS TO THE REQUIRED DEPTH AND TO EXPOSE ROCK LEDGE REQUIRING REMOVAL. STOCKPILE MATERIAL ON SITE SCHEDULED FOR REUSE AT THE LOCATIONS INDICATED ON THE PLANS COVERING WITH TARPAULINS AND INSTALLING SILT FENCE AROUND THE TOE OF SLOPE. SOIL THAT IS NOT SCHEDULED FOR REUSE AT THE SITE SHALL BE REMOVED FROM THE SITE AS SOON AS PRACTICAL.

8. CONSTRUCTION OPERATIONS SHALL BE SCHEDULED TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ONE TIME.

9. IT IS UNDERSTOOD THAT IT WILL BE NECESSARY TO MOVE THE ROCK HAMMER AROUND TO ACHIEVE THE BEST RESULTS, BUT CARE SHOULD BE TAKEN TO WORK METHODICALLY, WETTING OR TEMPORARILY COVERING DISTURBED AREAS IF NECESSARY TO PREVENT DUST FROM BECOMING AIRBORNE.

10. PRIOR TO INITIATING ROCK REMOVAL, A DEWATERING PIT SHALL BE CONSTRUCTED ON-SITE CONSISTING OF A HOLE OR TRENCH POSITIONED DOWNSLOPE FROM THE AREA SUBJECT TO ROCK REMOVAL. THE HOLE OR TRENCH SHALL BE FULLY LOCATED WITHIN THE AREA DESIGNATED FOR CONSTRUCTION DISTURBANCE ON THE SITE PLAN APPROVED BY THE DOBBS FERRY PLANNING BOARD AND SHALL NOT BE PLACED WITHIN 5 FEET OF THE SUBSURFACE STORMWATER STRUCTURE ON THE SITE. THE HOLE OR TRENCH SHALL NOT BE DEEPER THAN FOUR (4) FEET AND SHALL HAVE A BASE FILLED TO A DEPTH OF ONE (1) FOOT WITH 2 INCH CLEAN AGGREGATE. WATER AND SLUDGE SHALL BE DIRECTED TO THE DEWATERING PIT BY MEANS OF TRENCHING AND TEMPORARY BERMS.

11. A WATER SPRAY SYSTEM SHALL BE SET UP TO WET THE SURFACES OF ROCK AS THEY ARE BEING HAMMERED. USING HAND HELD HOSES WITH A SUITABLE HOSE SPRAY NOZZLE ATTACHED THAT IS DESIGNED TO BREAK THE WATER STREAM INTO SMALL DROPLETS, ROCK SURFACES SCHEDULED FOR REMOVAL SHALL BE SPRAYED DOWN WITH WATER TO REDUCE AIRBORNE DUST. AREAS SHALL BE KEPT WET DURING ALL TIMES WHEN REMOVAL OR THE HANDLING OF ROCK MATERIAL IS IN PROCESS. SINCE WATER IS NOT AVAILABLE AT THE SITE, A WATER TANK SHALL BE PROVIDED ON THE PROPERTY.

12. CARE SHALL BE EXERCISED IN THE WATERING PROCESS TO AVOID EXCESSIVE IRRIGATION, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS. THE FREQUENCY AND VOLUME OF WATER SPRAY SHALL BE LIMITED TO THAT AMOUNT NECESSARY TO ACHIEVE THE GOAL OF CONTROLLING DUST FROM THE ROCK REMOVAL PROCESS.

13. IF WATER BEGINS TO COLLECT IN THE AREA WHERE ROCK IS BEING REMOVED, CONFIRM FIRST THAT THE AREA IS NOT BEING OVERWATERED. IF CONTINUED WATERING IS REQUIRED TO CONTROL THE DUST AND IF IT IS NOT PRACTICAL TO HAVE THE WATER FLOW TO THE DEWATERING PIT BY GRAVITY, A PUMP AND HOSE MAY BE USED TO REMOVE THE WATER FROM THE ROCK REMOVAL AREA AND DISCHARGE IT INTO THE DEWATERING PIT.

14. THE PERCOLATION TESTS PREVIOUSLY PERFORMED AT THIS SITE INDICATE THAT THE DEWATERING PIT SHOULD BE ABLE TO DRAIN NATURALLY. IF WATER BEGINS TO FILL IN THE DEWATERING PIT, CEASE WATERING THE ROCK AND CEASE ROCK REMOVAL UNTIL THE CONDITIONS HAVE BEEN CORRECTED.

15. DEWATERING PITS SHALL BE INSPECTED DAILY DURING THE OPERATION FOR CLOGGING OR OVERFLOW. INLET AND DISCHARGE HOSES SHALL BE CLEARED OF OBSTRUCTIONS WHENEVER NECESSARY.

16. EXCAVATED ROCK SHALL BE STORED ON THE SITE IN THE STOCK PILE LOCATIONS INDICATED ON THE SITE PLAN APPROVED BY THE DOBBS FERRY PLANNING BOARD OR OTHERWISE AS REQUIRED BY THE BUILDING DEPARTMENT.

17. ROCK AND PARTICULATE MATTER RETAINED ON SITE SHALL BE SUFFICIENTLY WETTED OR COVERED TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE. TARPS, PLASTIC, OR OTHER SUITABLE MATERIALS SHALL BE SECURED OVER THE STOCK PILES AND WORK AREA AS REQUIRED BY THE BUILDING DEPARTMENT TO FURTHER REDUCE DUST EMISSIONS.

18. EXCAVATED ROCK THAT IS NOT SCHEDULED TO BE RETAINED ON-SITE FOR THE PURPOSES OF THE PROPOSED CONSTRUCTION SHALL BE REMOVED BY TRUCKS DULY LICENSED FOR THIS PURPOSE AS SOON AS PRACTICAL.

19. TRUCKS TRANSPORTING SOILS, ROCK, AND PARTICULATE MATTER SHALL BE COVERED PRIOR TO LEAVING THE SITE AND SHALL BE KEPT COVERED UNTIL REACHING THE DESTINATION FOR UNLOADING.

20. DURING PERIODS OF STEADY WINDS EXCEEDING 15 MPH OR GUSTS EXCEEDING 20 MPH, ROCK REMOVAL OPERATIONS SHALL BE SUSPENDED UNTIL THE WIND SUBSIDES. IF NECESSARY WIND BARRIERS CONSISTING OF FENCES OR BARRIERS SUITABLE FOR THIS PURPOSE MAY BE REQUIRED. SNOW, BURLAP, AND SILT FENCES MAY BE USED TO CONTROL AIR CURRENTS AND REDUCE DUST BLOWING. HAY BALES AND SIMILAR SEDIMENT CONTROL DEVICES MAY ALSO SERVE AS WIND BREAKS. BARRIERS SHOULD BE PLACED PERPENDICULAR TO PREVAILING CURRENTS, AT INTERVALS APPROXIMATELY 15 TIMES THEIR HEIGHT.

21. DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED.

22. CLEAN UP OF WORK AREAS, ROCK STORAGE PILES, AND OTHER AREAS WHERE THERE IS A RISK OF DUST AND SIMILAR DEBRIS RESULTING FROM THIS WORK SHALL INCLUDE THE WETTING DOWN OF THE AREA AND THE USE OF BROOMS AND RAKES TO COLLECT THE MATERIAL FOR DISPOSAL. WHEN SWEEPING AREAS OF DUST AND DEBRIS, SWEEPING COMPOUND, SUCH AS GREENSWEEP, SHALL BE USED TO REDUCE AIRBORNE DUST.

23. MAINTAIN THE STREET FREE OF DIRT AND DEBRIS. ON DAYS WHEN THERE HAS BEEN TRUCK TRAFFIC, SWEEP THE STREETS CLEAN AND, IF NECESSARY, EMPLOY A STREET SWEEPER.

24. THE SITE PLAN APPROVED BY THE DOBBS FERRY PLANNING BOARD INCLUDES GRADING PLANS, EROSION AND SEDIMENT CONTROL PLANS AND DETAILS, AND A LANDSCAPING PLAN AND DETAILS WHICH SHOULD BE REVIEWED AND CONSIDERED INTEGRAL TO THE EFFORTS TO MITIGATE DUST ON THE SITE, AS WELL AS THE PERMANENT CONTROLS INTENDED TO STABILIZE THE SITE.

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 RESIDENTIAL BUILDING CODE AND NEW YORK STATE STRETCH CODE.

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.

4. ALL MECHANICAL WORK HAS BEEN DESIGNED AND SHALL BE PERFORMED IN ACCORDANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE.

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 DOCUMENTS, 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 A ONE FAMILY DWELLING.

8. SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLER SYSTEMS AND HVAC UNIT AND DUCTWORK

CONSTRUCTION SEQUENCE NOTES:

1. PRIOR TO INITIATING ANY WORK AT THE SITE, THE CONTRACTOR SHALL SCHEDULE AND CONDUCT A SITE MEETING WITH THE GENERAL CONTRACTOR, PROJECT DESIGN COORDINATOR, PROJECT ENGINEER, AND BUILDING INSPECTOR TO DISCUSS THE SCHEDULE OF CONSTRUCTION, THE REQUIRED INSPECTIONS, AND MITIGATING MEASURES THAT SHALL BE IMPLEMENTED TO PROTECT AND CONTROL THE CONDITIONS AT THE SITE.

2. A USIC DIG CHECK, TICKET #11222-001-484 HAS ALREADY BEEN CONDUCTED WITH THE LOCATION OF ALL UTILITIES IN THE VICINITY OF THE SUBJECT PROPERTY LOCATED AND MARKED.

3. TEST PITS, SOIL ANALYSIS, AND PERCOLATION TESTS FOR THE SUBJECT PROPERTY HAVE ALREADY BEEN CONDUCTED BY HUDSON ENGINEERING, WITH THE TEST RESULTS FILED WITH THE DOBBS FERRY BUILDING DEPARTMENT.

4. TREES SCHEDULED TO BE REMOVED SHALL BE RIBBONED.

5. THE EROSION AND SEDIMENT CONTROL AND SITE PROTECTION MEASURES STIPULATED ON THE DRAWINGS AND IN THE MANAGEMENT PLAN PREPARED BY HUDSON ENGINEERING AND APPROVED BY THE VILLAGE IN THE SITE PLAN REVIEW SHALL BE INSTALLED INCLUDING THE FOLLOWING:
A. SILT FENCING.
B. ORANGE PLASTIC CONSTRUCTION FENCING ERECTED AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION OF THE SOILS AND ALONG THE AREAS THAT ARE DESIGNATED FOR "NO DISTURBANCE."
C. STEEL CYCLONE FENCING AND LOCKABLE GATES TO PREVENT UNAUTHORIZED ACCESS TO THE SITE.
D. TREE AND SHRUB PROTECTION.
E. ANTI-TRACK STABILIZED CONSTRUCTION ENTRY.
F. STRAWBALE BARRIERS.
G. SOIL STOCKPILE AREAS.
H. DIVERSION SWALES.
I. INLET PROTECTION.
J. DEWATERING PITS.
K. SURFACE STABILIZATION.
L. CONCRETE WASHOUT.

6. PRIOR TO INITIATING WORK AT THE SITE, HUDSON ENGINEERING SHALL INSPECT THE SITE AND PROVIDE WRITTEN CONFIRMATION TO THE BUILDING DEPARTMENT THAT THE REQUIRED SITE PROJECT MEASURES HAVE BEEN PROPERLY INSTALLED.

7. THE BUILDING INSPECTOR AND VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL AND SITE PROTECTION MEASURES, IF DEEMED NECESSARY.

8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR PRIOR TO WORK PROCEEDING AND ANY AREAS TO BE INSPECTED BEING CONCEALED BY SUBSEQUENT WORK.

9. REMOVE TREES SCHEDULED FOR REMOVAL.
10. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS INDICATED ON THE PLANS. TEMPORARILY STABILIZE TOPSOIL STOCKPILES WITH HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON, OR BY COVERING WITH TARPAULINS NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND THE TOE OF THE SLOPE.

11. SURVEY AND STAKE THE PROPOSED EXCAVATION FOR THE FOUNDATION, THE STORMWATER DRAINAGE SYSTEM, THE DRIVEWAY, AND THE RETAINING WALLS. A DATUM ELEVATION MARK SHALL BE SET ON SITE FOR USE IN DETERMINING THE REQUIRED DEPTH OF EXCAVATION. CARE SHALL BE TAKEN TO AVOID EXCAVATING MORE MATERIAL THAN REQUIRED.

12. EXCAVATE THE SOILS TO THE REQUIRED DEPTH AND TO EXPOSE ROCK LEDGE REQUIRING REMOVAL AND STOCKPILE MATERIAL ON SITE SCHEDULED FOR REUSE AT THE LOCATIONS INDICATED ON THE PLANS COVERING WITH TARPAULINS AND INSTALLING SILT FENCE AROUND THE TOE OF SLOPE. SOIL THAT IS NOT SCHEDULED FOR REUSE AT THE SITE SHALL NOT BE STOCKPILED AND SHALL BE REMOVED FROM THE SITE.

13. REMOVE ROCK LEDGE TO THE REQUIRED DEPTH USING ROCK HAMMERS. DURING ROCK REMOVAL, A WATER SPRAY SYSTEM SHALL BE SET UP TO WET THE SURFACES OF ROCK AS THEY ARE BEING HAMMERED TO REDUCE AIRBORNE DUST. USE HAND HELD HOSES WITH A SUITABLE HOSE SPRAY NOZZLE DESIGNED TO BREAK THE WATER STREAM INTO SMALL DROPLETS.

14. REMOVED ROCK SCHEDULED FOR REUSE ON THE SITE SHALL BE STOCKPILED IN A LOCATION WITHIN PROXIMITY OF WHERE IT WILL BE USED TO REDUCE THE NUMBER OF TIMES THAT THE ROCK NEEDS TO BE MOVED. ROCK THAT IS NOT SCHEDULED FOR REUSE ON SITE SHALL NOT BE STOCKPILED AND SHALL BE REMOVED FROM THE SITE.

15. ALL SURPLUS SOIL, ROCK, AND UNSUITABLE MATERIALS SHALL BE HANDLED, REMOVED FROM THE SITE, AND DISPOSED OF IN COMPLIANCE WITH THE REQUIREMENTS OF THE BUILDING INSPECTOR AND ALL AUTHORITIES HAVING JURISDICTION.

16. CONSTRUCT DRYSTONE RETAINING WALLS.

17. SURVEY AND STAKE THE FOUNDATION FOOTINGS.

18. FORM, INSTALL STEEL REINFORCING, AND POUR CONCRETE FOOTINGS.

19. HAVE THE SURVEYOR SET NAILS IN THE FOOTINGS AT THE CORNERS OF FOUNDATION WALLS.

20. FORM, INSTALL STEEL REINFORCING, AND POUR CONCRETE RETAINING WALLS.

21. FOLLOWING THE REMOVAL OF THE FORMS, SURVEY THE FOUNDATION AND HAVE AN AS-BUILT SURVEY PREPARED AND SUBMITTED TO THE BUILDING INSPECTOR.

22. APPLY WATERPROOFING, PROTECTIVE MEMBRANE, AND INSULATION BOARD TO THE EXTERIOR FACE OF THE FOUNDATION.

23. INSTALL FOOTING DRAINS, COVER WITH GRAVEL AND FILTER FABRIC AND BACKFILL WITH GRAVEL AND THEN WITH SUITABLE FILL TO NOT HIGHER THAN HALF THE FOUNDATION WALL HEIGHT.

24. EXCAVATE AND PREPARE THE AREA FOR THE EXFILTRATION SYSTEM AND INSTALL CULTEC UNITS AND DRAINAGE COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.

25. INSTALL ORANGE PLASTIC CONSTRUCTION FENCING AROUND THE EXFILTRATION SYSTEM TO PREVENT VEHICLES FROM DRIVING OVER THE AREA OR MATERIALS BEING INADVERTENTLY STORED OVER THE SYSTEM.

26. AFTER CONCRETE HAS REACHED A SUITABLE CURE, BACKFILL WITH SUITABLE MATERIAL TO ROUGH GRADE.

27. ROUGH GRADE DRIVEWAY, POOL AREA, AND SITE SURROUND.

28. INSTALL THE SANITARY SEWER, WATER, ELECTRIC, AND OTHER UTILITY SERVICES FROM THE STREET TO THE BASEMENT.

29. INSTALL DRAINAGE WORK TRIBUTARY TO EXFILTRATION SYSTEMS FROM THE DRIVEWAY AND THE TERRACE. INSTALL INLET PROTECTION MEASURES TO PREVENT SILT FROM ENTERING THE SYSTEM DURING CONSTRUCTION.

30. FINE GRADE AND SEED ALL DISTURBED AREAS.

31. PROCEED WITH THE CONSTRUCTION OF THE PROPOSED HOUSE.

32. INSTALL THE SWIMMING POOL.

33. INSTALL SUB-BASE AND PERMEABLE PAVERS FOR TERRACE AND WALKWAYS.

34. INSTALL CURBING AND SUB-BASE GRAVEL COURSES FOR DRIVEWAY PAVING.

35. INSTALL BITUMINOUS CONCRETE SUB-BASE FOR DRIVEWAY PAVING.

36. INSTALL LANDSCAPE WATERING SYSTEM AND CONTROLS.

37. INSTALL 4" - 6" TOPSOIL, FINE GRADE, SEED THE ENTIRE SITE AND INSTALL LANDSCAPE PLANTS IN ACCORDANCE WITH THE LANDSCAPE PLAN.

38. SPREAD SALT HAY OVER SEEDED AREAS AND MAINTAIN ALL PLANTED AREAS UNTIL MATERIAL HAS TAKEN ROOT AND BECOMES STABLE.

39. INSTALL A BITUMINOUS TOP COAT IN THE DRIVEWAY.

40. CLEAN PAVEMENT AND DRAIN LINES. CLEAN EXFILTRATION SYSTEMS.

41. ENSURE GRASS STAND IS ACHIEVED AND RESEED, IF NECESSARY.

42. MAINTAIN ALL EROSION AND SEDIMENTATION MEASURES AT ALL TIMES FROM CONSTRUCTION COMMENCING TO THE COMPLETION OF CONSTRUCTION AND THE PERMANENT STABILIZATION OF THE SITE. INSPECT SILT FENCES, STRAWBALE BARRIERS, AND SITE PROTECTION WEEKLY, IN ADVANCE OF FORECAST STORMS, AND FOLLOWING STORM EVENTS.. MAINTAIN AND REPAIR AS NECESSARY.

43. AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH VEGETATION, REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES.

44. MAINTAIN THE SITE FREE OF DEBRIS AT ALL TIMES. REMOVE DUMPSTERS WITHIN 24 HOURS OF BEING FILLED.

45. MAINTAIN THE STREET CLEAN AT ALL TIMES. AT THE END OF EACH DAY, HAND SWEEP THE STREET OF DIRT. WHEN NECESSARY, EMPLOY A STREET SWEEPER TO CLEAN THE STREET.

46. CONSTRUCTION VEHICLES SHALL NOT BE PARKED ON THE PUBLIC STREETS.

47. SUBMIT "AS-BUILT" DRAWINGS OF THE COMPLETED WORK, INCLUDING UPDATED CONSTRUCTION DRAWINGS AND A SITE PLAN SHOWING ALL SITE IMPROVEMENTS, TO THE BUILDING DEPARTMENT TOGETHER WITH A FINAL SURVEY.

48. OBTAIN THE CERTIFICATE OF OCCUPANCY FOLLOWING THE FINAL INSPECTION BY THE BUILDING INSPECTOR.

NOT FOR CONSTRUCTION

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

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.

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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.

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ISSUED / REVISIONS

ISSUED 03-23-2023
FOR PLANNING BOARD PUBLIC HEARING

SHEET TITLE:
GENERAL NOTES CONSTRUCTION SEQUENCE

DATE:	DRAWN BY:
12/09/2022	SSJ
SCALE:	CHECKED BY:
AS NOTED	PRS

GN-1

DOOR SCHEDULE GIGLIO 79 NORTH MOUNTAIN DRIVE DOBBS FERRY, N.Y. 10522

EXTERIOR

SYM	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	SHGC	GRILLES	NOTES
A		SWINGING DOOR	(2) 3'-6" x 9'-0"	7'-3" x 9'-2 1/2"	1	INSULATED			2W 3H	STEEL ARCH TOP
B		SWINGING DOOR	3'-0" x 8'-0"	3'- 3" x 8'-2 1/2"	1					WOOD
C		SWINGING DOOR	3'-0" x 8'-0"	3'- 3" x 8'-2 1/2"	1					WOOD
D	PELLA	CLAD PATIO HINGED DR	1 PANEL ASCPHD 3696	3'- 0 3/4" x 8'- 0"	1	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GLASS	0.26	0.23	2W 3H	
E	PELLA	CLAD PATIO HINGED DR	2 PANEL ASCPHD 6796	5'- 7" x 8'- 0"	2	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GLASS	0.26	0.23	2W 3H	
F	PELLA	CLAD SLIDING PATIO DR	2 PANEL AS SPD 7296	6'- 0" x 8'- 0"	2	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GLASS	0.26	0.23	2W 3H	
G	PELLA	CLAD SLIDING PATIO DR	4 PANEL AS SPD 14196	11'- 8 7/8" x 8'- 0"	1	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GLASS	0.26	0.23	2W 3H	
H	PELLA	CLAD PATIO HINGED DR	1 PANEL ASCPHD 3696	3'- 0 3/4" x 8'- 0"	1	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GLASS	0.26	0.23	2W 3H	
J		OVERHEAD DOOR	9'-0" x 8'-0"	9'-0" x 8'-0"	3	DOUBLE PANE LOW E INSUL GLASS			(3) 3W 1H	
	PELLA	ARCHITECT SERIES	CLAD							

GLAZING NOTES:

1. PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING WITHIN 18 INCHES OF ANY FLOOR.
2. PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN–SWINGING DOOR.
   EXCEPTION: 1. DECORATIVE GLAZING 2. THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING. 3.WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.
3. PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING IN ALL HAZARDOUS LOCATIONS. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.
   EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY, AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.
4. PROVIDE SAFETY GLASS AND REQUIRED IDENTIFICATION LABEL ON ALL GLAZING THAT IS WITHIN 60 INCHES FROM THE BOTTOM OF ANY STAIR AND LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR OR LANDING. FOR MORE INFORMATION REFER TO SECTION 308 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

WINDOW SCHEDULE GIGLIO 79 NORTH MOUNTAIN DRIVE DOBBS FERRY, N.Y. 10522

SYM	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	SHGC	GRILLES	NOTES
2	PELLA	CLAD CASEMENT	ASCC 2559	2'-1 3/4" x 4'-11 3/4"	8 (4 L , 4 R)	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
3	PELLA	CLAD CASEMENT	ASCC 2941	2'-5 3/4" x 3'-5 3/4"	2 (1 L , 1 R)	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
4	PELLA	CLAD CASEMENT	ASCC 3241	2'-8 3/4" x 3'-5 3/4"	2 (1 L , 2 R)	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
5	PELLA	CLAD CASEMENT	ASCC 3253	2'-8 3/4" x 4'-5 3/4"	1 L	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
6	PELLA	CLAD CASEMENT	ASCC 2971	2'-5 3/4" x 7'-10 3/4"	2 (1 L , 1 R)	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
7	PELLA	CLAD CASEMENT	ASCC 2932	2'-5 3/4" x 2'-8 3/4"	2 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
8	PELLA	CLAD CASEMENT	ASCC 3232 2W *	5'-7" x 2'-8 3/4"	1 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	*ADD CENTER FILLER TO MATCH DOOR WIDTH
9	PELLA	CLAD CASEMENT	ASCC 2547 2W	4'-2 3/4" x 3'-11 3/4"	6 L , R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
10	PELLA	CLAD CASEMENT	ASCC 2941 2W	4'-10 3/4" x 3'-5 3/4"	1 L , R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
11	PELLA	CALD CASMENT	ASCC 3241 2W	5'-4 3/4" x 3'-5 3/4"	1 L , R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
12	PELLA	CLAD CASEMENT	ASCC 3259 2W	5'-4 3/4" x 4'-11 3/4"	2 L , R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	EGRESS
13	PELLA	CLAD CASEMENT	ASCC 3541 2W	5'-10 3/4" x 3'-5 3/4"	1 L , R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
14	PELLA	CLAD CASEMENT	ASCC 3571 2W	5'-10 3/4" x 5'-11 3/4"	2 L , R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	EGRESS
15	PELLA	CLAD CASEMENT	ASCC 3271 2W	5'-4 3/4" x 5'-11 3/4"	1 L , R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
16	PELLA	CLAD CASEMENT	ASCC 2559 3W	6'-3 3/4" x 4'-11 3/4"	1 L , F, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
17	PELLA	CLAD AWNING OVER CLAD CASEMENT	ASAW 3521 OVER ASCC 3571	2'-11 3/4" x 6'-8 3/4"	FIXED 2 OVER 1L ,1R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL. OVER DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26 0.26	0.26 0.26	2W 1H OVER 2W 2H	
18	PELLA	CLAD AWNING OVER CLAD CASEMENT	ASAW 3521 3W OVER ASCC 3571 3W	8'-9 3/4" x 6'-8 3/4"	FIXED 2 OVER L, F, R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL. OVER DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26 0.26	0.26 0.26	2W 1H OVER 2W 2H	
19	PELLA	CLAD CASEMENT	ASCC 2535 4W	8'-4 3/4" x 2'-11 3/4"	1 LLR,R	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
20	PELLA	CLAD CASMENT	ASCC 33.5 41	2'-10 1/4" x 3'-5 3/4"	2 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	*MATCH WIDTH OF FIXED DOOR BELOW
21	PELLA	CLAD CASEMENT	ASCC 33.125 41 2W	5'-7" x 3'-5 3/4"	1 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	*MATCH WIDTH OF DOUBLE DOOR BELOW
22	PELLA	CLAD CASMENT	ASCC 33.5 71	2'-10 1/4" x 5'-11 3/4"	2 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	*MATCH WIDTH OF FIXED DOOR BELOW
23	PELLA	CLAD CASEMENT	ASCC 33.125 71 2W	5'-7" x 5'-11 3/4"	1 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	*MATCH WIDTH OF DOUBLE DOOR BELOW
24	PELLA	CLAD CASEMENT	ASCC 3571 2W*	6'-0" x 5'-11 3/4"	2 FIXED	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	*MATCH WIDTH OF DOUBLE DOOR BELOW
25	PELLA	CLAD AWNING	ASAW 2323 2W	5'-9 3/4" x 1'-11 3/4"	2	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26	0.26	2W 2H	
26	PELLA	CLAD CASEMENT OVER CLAD AWNING	ASCC 3271 OVER ASAW 3223	2'-8 3/4" x 7'-10 3/4"	2 (1 L , 1 R)	DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL. OVER DOUBLE PANE ADVANCED COMFORT LOW E INSUL. GL.	0.26 0.26	0.26 0.26	2W 2H 2W 1H	
	PELLA	ARCHITECT SERIES	CLAD	COLOR- IRON ORE						

EGRESS WINDOW:
REQUIREMENTS OF SECTION R310.2.1
FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
OPENINGS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24 INCHES.
THE NET CLEAR WIDTH OPENING SHALL NOT BE LESS THAN 20 INCHES.
GRADE FLOOR OPENINGS OR BELOW GRADE OPENINGS SHALL HAVE A CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET.

R310.2.2– WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

NOT FOR CONSTRUCTION

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

STATE OF NEW YORK SIRUS MIANDAB LICENSED PROFESSIONAL ENGINEER 100979

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PROJECT TITLE: **GIGLIO RESIDENCE**
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
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ISSUED / REVISIONS

ISSUED FOR PUBLIC HEARING	03-23-2023
REVISED WINDOW SCHEDULE	06-15-2023

SHEET TITLE:
WINDOW, DOOR AND FINISH SCHEDULES

DATE:	DRAWN BY:
01-19-2023	**SSJ**
SCALE:	CHECKED BY:
AS NOTED	**PRS**

GN-2

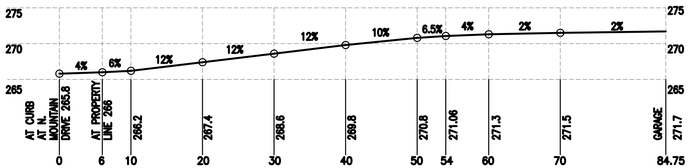
NOT FOR CONSTRUCTION

ZONING TABLE			
PROPERTY LOCATION : NORTH MOUNTAIN DRIVE TAX ID No 3.10-1-3			
ZONING DISTRICT O F - 2			
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	PROPOSED
MINIMUM NET LOT AREA [1]	SQ.FT.	20,000	NET 15,715.5 GROSS 23,337
MINIMUM LOT WIDTH	FEET	125	± 182
MINIMUM LOT DEPTH	FEET	125	± 128
MAX. LOT COVERAGE BY BUILDINGS [2]	%	18	17.31
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES [2]	%	40	33.89
MINIMUM FRONT YARD SETBACK [3]	FEET	30	24
MAXIMUM FRONT YARD SETBACK	FEET	PREVAILING	N A
MINIMUM REAR YARD SETBACK [3]	FEET	25	49
MINIMUM SIDE YARD SETBACK EACH	FEET	20	43
MINIMUM SIDE YARD SETBACK BOTH	FEET	50	86.58
STORIES	NUMBER	2.5	2.5
MAXIMUM HEIGHT (GREATER THAN 0.30)	FEET	35	± 33.5
OFF STREET PARKING	NUMBER	2	3

1. 300 - 34. A. (2) REDUCTIONS FOR STEEP SLOPES - GROSS MINUS PERCENTAGE OF STEEP SLOPED AREA DETERMINES NET LOT AREA.
2. BUILDING AND LOT COVERAGE NUMBERS WERE CALCULATED USING THE GROSS LOT AREA.
3. 300-34. B. (5) [5] WHERE THE NATURAL SLOPE OF THE GROUND, AS SHOWN BY THE CONTOURS OF TOPOGRAPHICAL SURVEY, MEASURED FROM THE FRONT LOT LINE TO THE MIDPOINT OF THE LOT OR TO THE REAR LOT LINE, WHICHEVER YIELDS THE GREATER SLOPE, EXCEEDS A GRADE OF ONE FOOT IN FOUR FEET,THE REQUIRED FRONT YARD CAN BE REDUCED BY 50% PROVIDED THAT THE REAR YARD IS INCREASED BY THE SAME AMOUNT.

DOBBS FERRY ZONING BOARD RESOLUTION 6–2023 APRIL 12 2023
1. A VARIANCE WAS GRANTED TO PERMIT THE DEVELOPMENT OF THE SUBJECT PARCEL WITH A "NET LOT AREA" OF 15,716 SQUARE FEET, WHERE THE MINIMUM REQUIRED LOT AREA IS 20,000 SQUARE FEET

DOBBS FERRY ZONING BOARD RESOLUTION 7–2023 MAY 10 2023
2. THE ZONING BOARD REVERSED A DECISION MADE BY THE BUILDING IN WHICH HE REQUIRED THE USE OF THE "NET LOT AREA" IN CALCULATING THE COVERAGE LIMITS. THIS PERMITS THE "GROSS LOT AREA" TO BE USED INSTEAD FOR CALCULATING THE COVERAGE LIMITS.

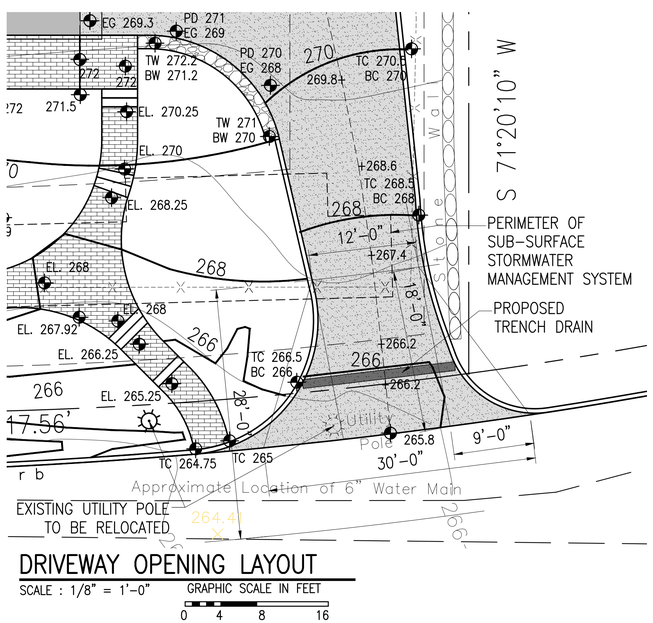


PROPOSED DRIVEWAY PROFILE

SCALE : 1" = 10'–0" GRAPHIC SCALE IN FEET 0 5 10 20

NOTE:

USE 7' RADIUS FOR SAG BLENDS
USE 5' RADIUS FOR CREST BLENDS



DRIVEWAY OPENING LAYOUT

SCALE : 1/8" = 1'–0" GRAPHIC SCALE IN FEET 0 4 8 16

IMPERVIOUS COVERAGE PROPOSED

HOUSE	2,792 SQ.FT.
BRICK FINISH	26 SQ.FT.
GARAGE	789 SQ.FT.
FRONT PORCH	102 SQ.FT.
FAM ENTRY PORCH	29 SQ.FT.
GREAT ROOM PORCH	302 SQ.FT.
FRONT TERRACE	107 SQ.FT
STEPS	
AT FRONT PORCH	16 SQ.FT.
AT FAMILY ENT. PORCH	12 SQ.FT.
AT FRONT WALKWAY	33 SQ.FT.
AT BACK TERRACE	91 SQ.FT.
STONE WALLS	
FRONT & DRIVEWAY	181 SQ.FT.
N. SIDE & REAR	512 SQ.FT.
S. SIDE & REAR	262 SQ.FT.
SIDE STONE STAIRS	140 SQ.FT.
REAR STONE STAIRS	68 SQ.FT.
SWIMMING POOL	612 SQ.FT.
WALL	40 SQ.FT.
STEPS	24 SQ.FT.
DRIVEWAY	1,772 SQ.FT.
TOTAL	7,910 SQ.FT.

7,910 / 23,337 GROSS LOT AREA = 33.89%

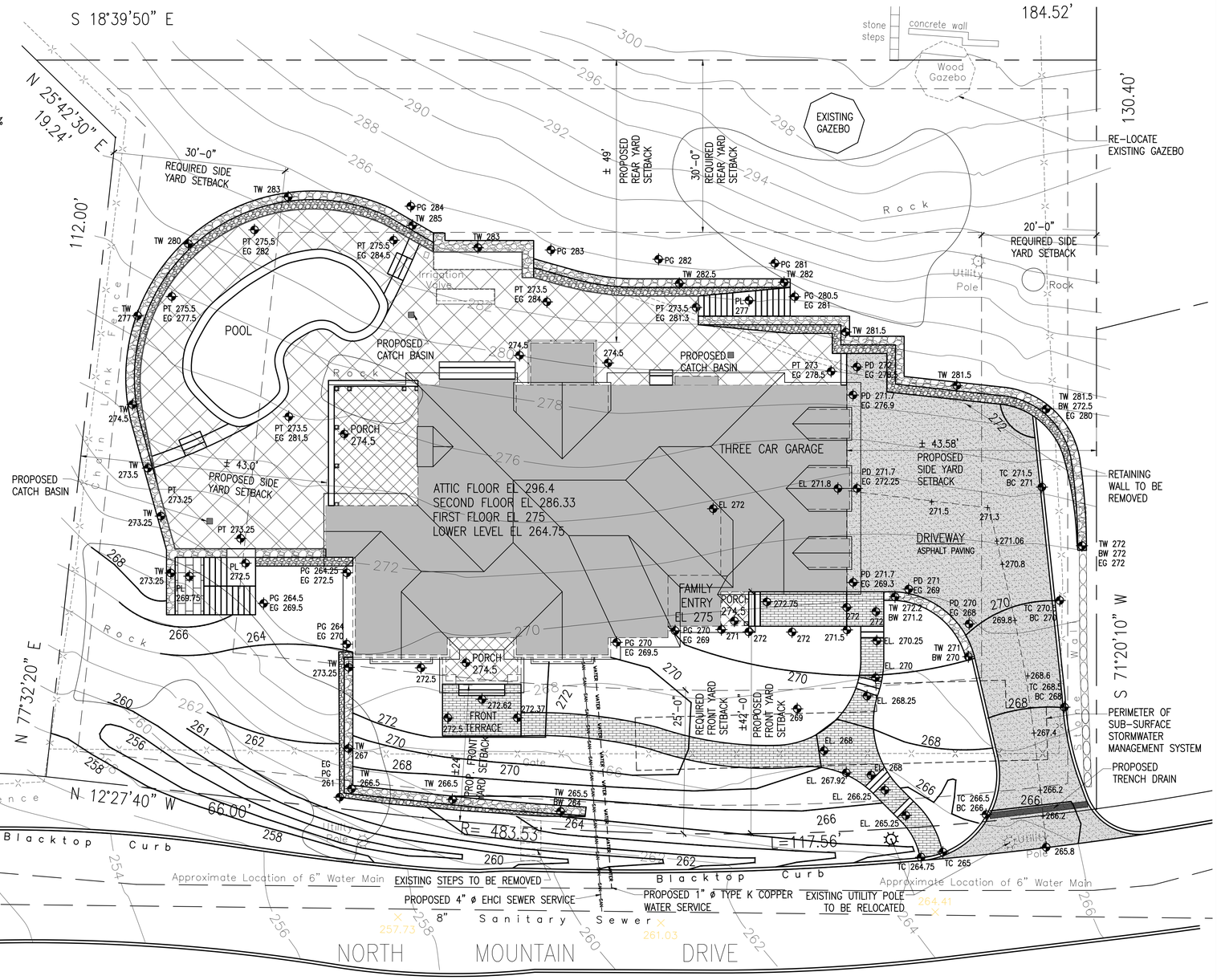
BUILDING COVERAGE PROPOSED

HOUSE	2,792 SQ.FT.
BRICK FINISH	26 SQ.FT.
GARAGE	789 SQ.FT.
FRONT PORCH	102 SQ.FT.
FAM ENTRY PORCH	29 SQ.FT.
GREAT ROOM PORCH	302 SQ.FT.
TOTAL	4,040 SQ.FT.

4,040 / 23,337 GROSS LOT AREA = 17.31%

PERVIOUS SURFACES COVERAGE PROPOSED

FRONT WALK	518 SQ.FT.
REAR PERVIOUS TERRACE	2,437 SQ.FT.
TOTAL	2,908 SQ.FT.



PROPOSED SITE PLAN

SCALE : 1" = 10'–0" GRAPHIC SCALE IN FEET 0 5 10 20

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

STATE OF NEW YORK · SIMS MUNDAY · 100676 · LICENSED PROFESSIONAL ENGINEER

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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO. **2207**

GOTHAM DESIGN
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ISSUED / REVISIONS

ISSUED 03-22-2023
FOR ZONING BOARD OF APPEALS

ISSUED 03-23-2023
FOR PLANNING BOARD PUBLIC HEARING

REVISION 06-15-2023
1. REDUCED LENGTH OF HOUSE
2. ROTATED HOUSE ON SITE

SHEET TITLE:
PROPOSED SITE PLAN

DATE:	DRAWN BY:
08-05-2022	SSJ
SCALE:	CHECKED BY:
AS NOTED	PRS

SP-1.0

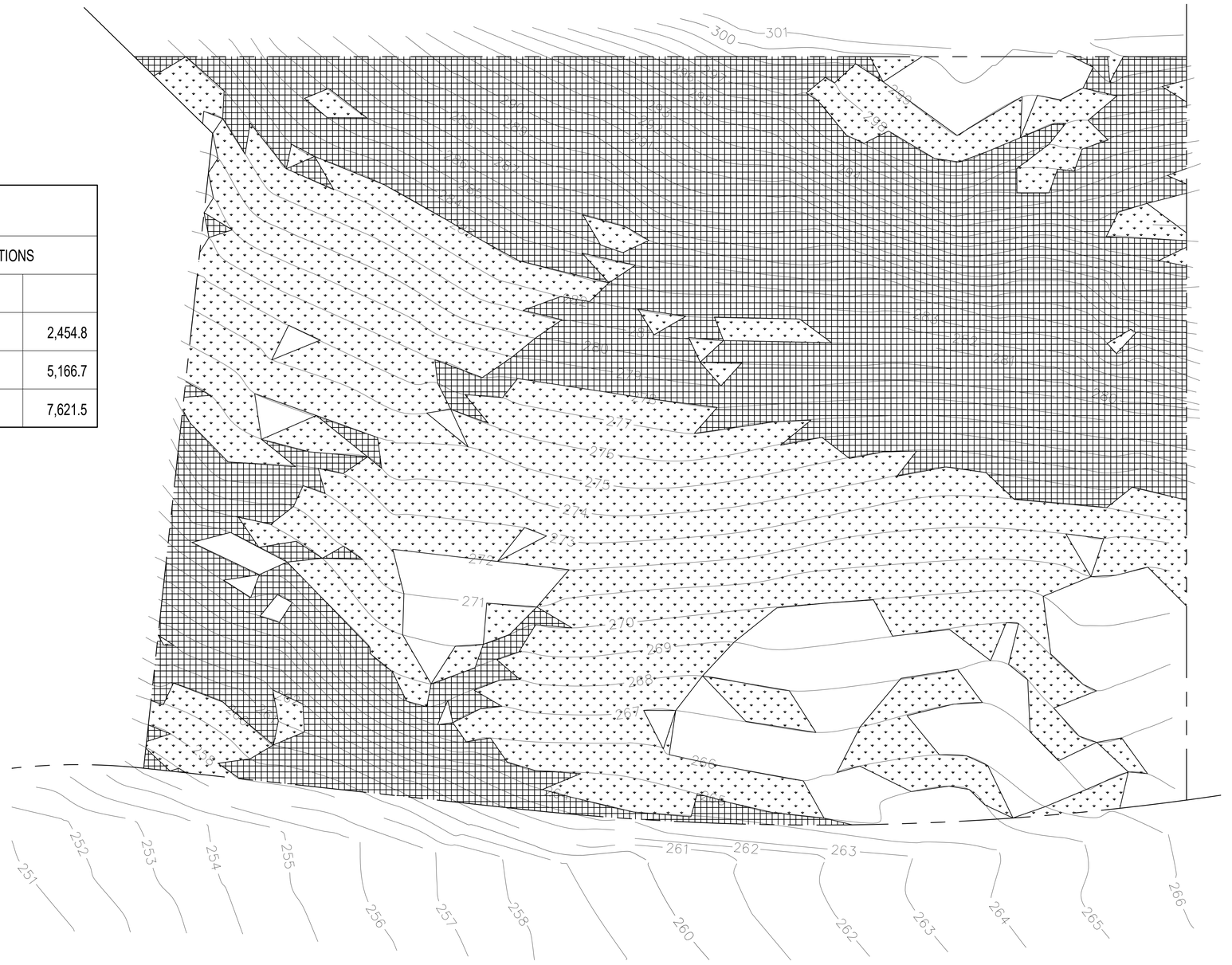
NOT FOR CONSTRUCTION

SLOPE ANALYSIS

HATCH	RANGE	AREA	PERCENT	DEDUCTIONS	
	0.0% - 15%	3,184.38 SF	13.6%	0.0%	
	15% - 25%	9,819.2 SF	42.1%	25%	2,454.8
	25% - <	10,333.4 SF	44.3%	50%	5,166.7
	TOTAL	23,337.43	100%		7,621.5

PROCESS DESCRIPTION:

TO PERFORM THE SLOPE ANALYSIS, A CAD SURVEY WITH TOPOGRAPHIC INFORMATION WAS IMPORTED INTO "REVIT" SOFTWARE TO MODEL A SURFACE WHICH PRECISELY FOLLOWS THE CONTOUR LINES FROM THE SURVEY. A REVIT PLUGIN CALLED "ENVIRONMENT" WAS USED TO INSERT THREE RANGE VALUES (0-15%, 15-25%, AND 25% - <). THE RANGE PARAMETER THEN CALCULATED THE AREA AND PERCENT OF THE SLOPES WITHIN THE PROPERTY LINES. TO ACCURATELY PRESENT THESE AREAS, THREE HATCHES WERE CREATED TO DIAGRAM EACH RANGE VALUE. THE RESULTS WERE THEN EXPORTED INTO AUTOCAD FOR FINAL DOCUMENTATION.



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SLOPE ANALYSIS

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

0 5 10 20

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

STATE OF NEW YORK
STEVEN MEYNDORFF
LICENSED PROFESSIONAL ENGINEER
100918
REGISTERED

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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO: **2207**

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ISSUED / REVISIONS

ISSUED 03-23-2023
FOR PLANNING BOARD
PUBLIC HEARING

SHEET TITLE:
SLOPE ANALYSIS

DATE:	DRAWN BY:
06/15/2022	**SSJ**
SCALE:	CHECKED BY:
AS NOTED	**PRS**

SP-1.1

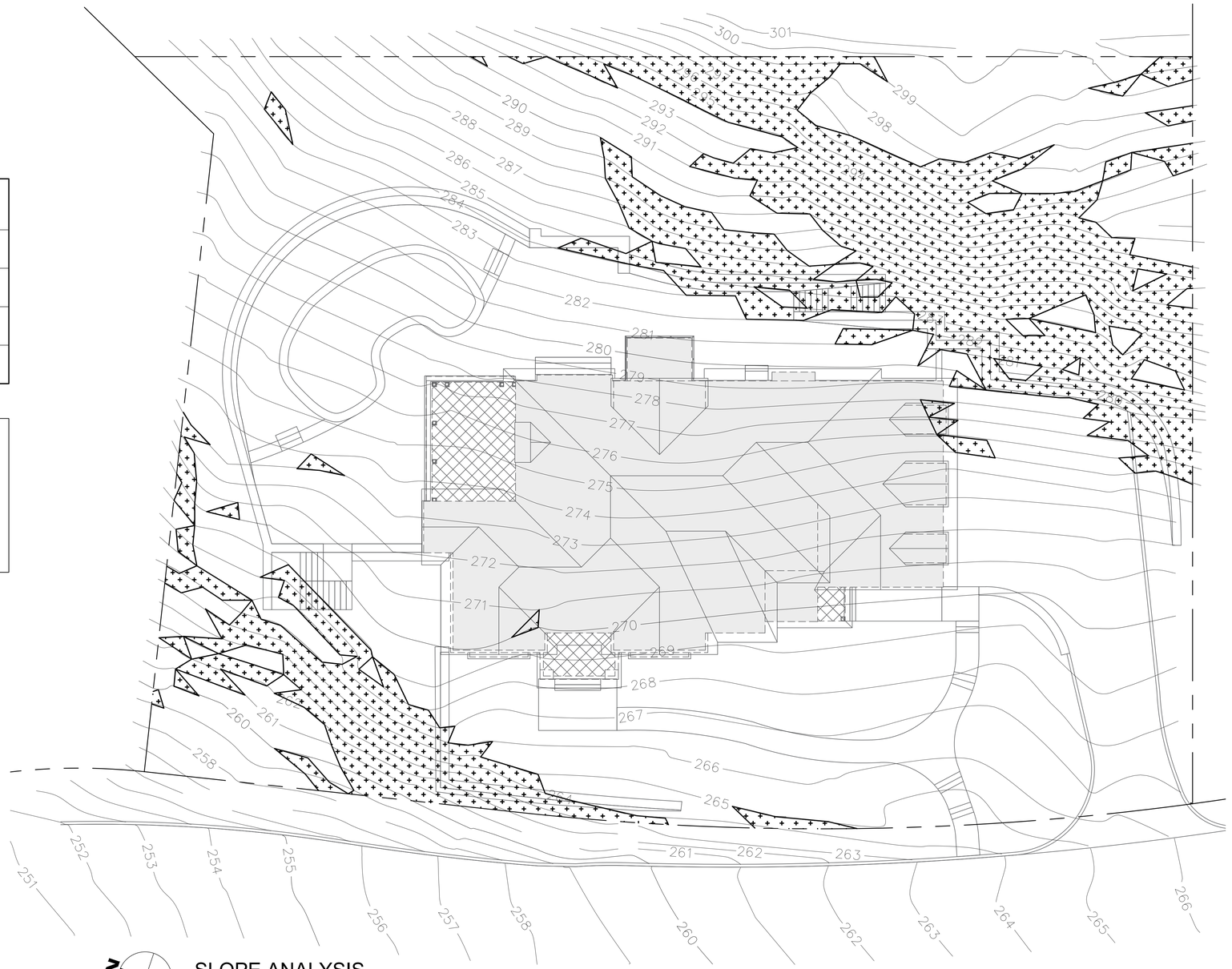
NOT FOR CONSTRUCTION

SLOPE ANALYSIS

HATCH	RANGE	AREA	PERCENT
	0.0% - 35%	19001.51 SF	81.42%
	35% - <	4335.92 SF	18.58%
	TOTAL	23,337.43	100%

PROCESS DESCRIPTION:

TO PERFORM THE SLOPE ANALYSIS, A CAD SURVEY WITH TOPOGRAPHIC INFORMATION WAS IMPORTED INTO "REVIT" SOFTWARE TO MODEL A SURFACE WHICH PRECISELY FOLLOWS THE CONTOUR LINES FROM THE SURVEY. A REVIT PLUGIN CALLED "ENVIRONMENT" WAS USED TO INSERT THREE RANGE VALUES (0-35% AND 35% - <). THE RANGE PARAMETER THEN CALCULATED THE AREA AND PERCENT OF THE SLOPES WITHIN THE PROPERTY LINES. TO ACCURATELY PRESENT THESE AREAS, THREE HATCHES WERE CREATED TO DIAGRAM EACH RANGE VALUE. THE RESULTS WERE THEN EXPORTED INTO AUTOCAD FOR FINAL DOCUMENTATION.



N

SLOPE ANALYSIS

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

0 5 10 20

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STATE OF NEW YORK
CRUIG MENDOAB
LICENSED PROFESSIONAL ENGINEER
100816
REGISTERED

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DOBBS FERRY, N.Y. 10522
PROJECT NO: **2207**

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ISSUED / REVISIONS

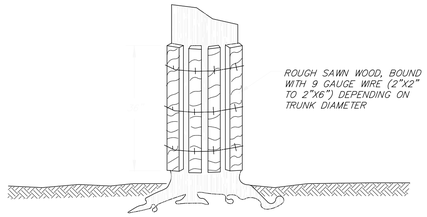
ISSUED 03-23-2023
FOR PLANNING BOARD
PUBLIC HEARING

REVISED 06-15-2023
1. REDUCED LENGTH OF HOUSE
2. ROTATED HOUSE ON SITE

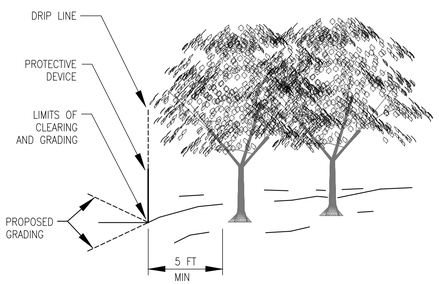
SHEET TITLE:
SLOPE ANALYSIS

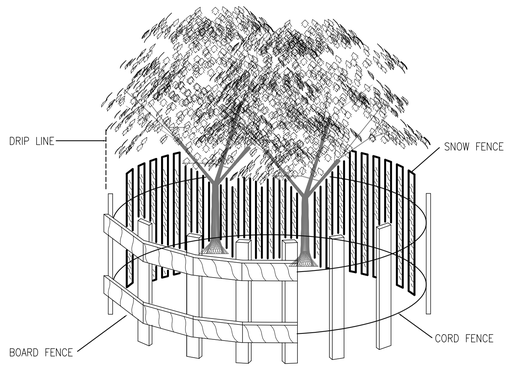
DATE:	DRAWN BY:
06/15/2022	**SSJ**
SCALE:	CHECKED BY:
AS NOTED	**PRS**

SP-1.2



TREE TRUNK ARMOR N.T.S.





CORRECT METHODS OF TREE FENCING

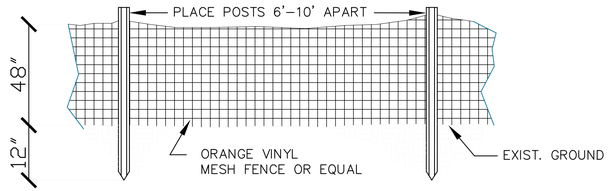
TREE AND ROOT PROTECTION

1. CONSTRUCTION EQUIPMENT, TRUCKS OR OTHER VEHICLES SHOULD NOT BE PARKED OR OPERATED UNDER THE CANOPY OF TREES TO BE SAVED.
2. PETROLEUM PRODUCTS AND CHEMICALS SHOULD NOT BE STORED,SPILLED, OR DUMPED UNDER PROTECTED TREE CANOPIES.
3. EXCAVATION OR STOCKPILING BENEATH PROTECTED TREES IS NOT ACCEPTABLE.
4. IN NO CASE SHALL BOARDS OR FENCES BE NAILED TO PROTECTED TREES.

TREE PROTECTION N.T.S.

ADDITIONAL NOTES FOR TREE PROTECTION

1. PRIOR TO INITIATING CONSTRUCTION, HAVE A LICENSED AND QUALIFIED ARBORIST PRUNE DEAD, DAMAGED, OR DISEASED BRANCHES FROM THE TREE.
2. TREE PROTECTION FENCING SHALL BE POSITIONED AT THE DRIP LINE OF THE TREE OR FURTHER, WHEREVER PRACTICAL. WHERE EXISTING PAVING EXTENDS UNDER THE EXISTING CANOPY, POSITION THE FENCING AT THE EDGE OF PAVING.
3. TREE PROTECTION FENCING SHOULD NOT BE MOVED OR REMOVED WITH OUT APPROVAL OF THE QUALIFIED PROFESSIONAL.
4. THE OPERATION OF ANY EQUIPMENT, INCLUDING VEHICLES, SHOULD BE RESTRICTED IN THE VICINITY AND UNDER THE DRIP LINE OF TREES WHERE EVER PRACTICAL.
5. EXCAVATED MATERIAL, BUILDING MATERIALS, EQUIPMENT, AND SUPPLIES SHALL NOT BE STOCKPILED IN THE VICINITY OF OR UNDER THE DRIP LINE OF TREES.
6. IF TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION FOR THE FRONT ADDITION TO THE EXISTING HOUSE, EXCAVATION SHALL BE CONTINUED BY EITHER HAND DIGGING OR THE USE OF AN AIR SPADE BLOWING THE DIRT AWAY FROM THE ROOTS FOLLOWED BY HAND-CUTTING THE EXPOSED ROOTS. FOLLOWING ROOT-CUTTING, A SMALL EXCAVATOR CAN BE USED TO DEEPEN THE TRENCH PROVIDED IT IS RUN ON 3/4 INCH PLYWOOD PLACED OVER 8-10 INCHES OF WOOD CHIPS TO PROTECT THE REMAINING ROOTS FROM BEING CRUSHED.
7. FOLLOW-UP CARE FOR THE TREE IN THE FRONT YARD DISTURBED BY CONSTRUCTION SHALL INCLUDE FERTILIZING THE TREE ONE YEAR AFTER CONSTRUCTION HAS BEEN COMPLETED AND WATERING THE TREE FOR SEVERAL YEARS IN THE EVENT OF DROUGHT.
8. FOLLOWING COMPLETION OF LANDSCAPING, IMPLEMENT A FOLLOW UP CARE PROGRAM. NEWLY PLANTED MATERIAL SHALL BE INSPECTED EVERY YEAR FOR FIVE YEARS WITH REMEDIAL CARE PROVIDED AS REQUIRED. EXISTING MATERIAL SHALL BE VISUALLY INSPECTED FOR DEAD WOOD, PRUNED AS NEEDED, AND RECEIVE FALL FERTILIZATION EVERY THREE YEARS.



CONSTRUCTION FENCE

NOT TO SCALE

NOT FOR CONSTRUCTION

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TEMPORARY CONSTRUCTION FENCE
- TEMPORARY TREE PROTECTION

TREE REMOVAL PLAN

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET 0 5 10 20

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

STATE OF NEW YORK SIRUS MINOOIAN LICENSED PROFESSIONAL ENGINEER 109879

WARNING :
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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.

329 Broadway
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Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS

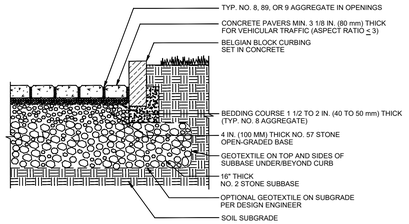
ISSUED 03-23-2023
FOR PLANNING BOARD PUBLIC HEARING

REVISED 06-15-2023
1. REDUCED LENGTH OF HOUSE
2. ROTATED HOUSE ON SITE

SHEET TITLE:
PROPOSED TREE REMOVAL PLAN

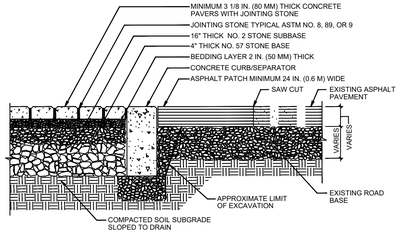
DATE:	DRAWN BY:
10/13/2022	**SSJ**
SCALE:	CHECKED BY:
AS NOTED	**PRS**

SP-1.3



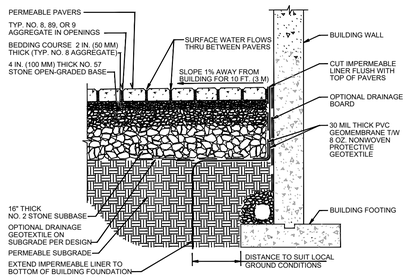
NOTES:
1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

PERMEABLE PAVEMENT WITH FULL INFILTRATION TO SOIL SUBGRADE



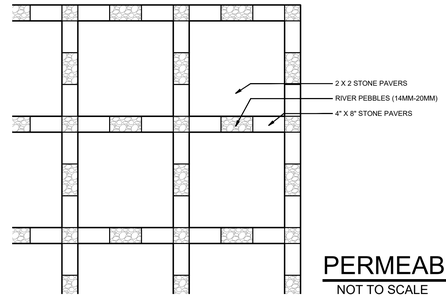
NOTES:
1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN RESIDENTIAL APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

FLEXIBLE PAVEMENT TRANSITION DETAIL



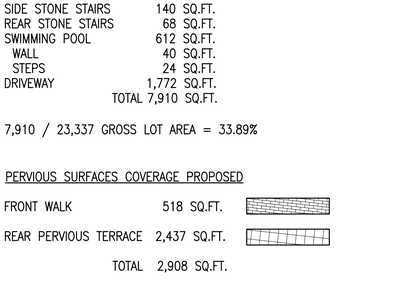
NOTE:
1. SELECT GEOTEXTILE PER AASHTO M 288.

FOUNDATION WALL PROTECTION FROM PICP



PERMEABLE PAVING DETAIL

NOT TO SCALE



NOTES:
1. USE 3 1/8 IN. (80 MM) THICK PAVERS IN RESIDENTIAL DRIVEWAY APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
3. SELECT GEOTEXTILE PER AASHTO M 288.

PERMEABLE INTERLOCKING CONCRETE PAVEMENT
ALUMINUM EDGE RESTRAINT WITH GEOGRID

PERMEABLE PAVING DETAILS

NOT TO SCALE

IMPERVIOUS COVERAGE PROPOSED

HOUSE	2,792 SQ.FT.
BRICK FINISH	26 SQ.FT.
GARAGE	789 SQ.FT.
FRONT PORCH	102 SQ.FT.
FAM ENTRY PORCH	29 SQ.FT.
GREAT ROOM PORCH	302 SQ.FT.
FRONT TERRACE	107 SQ.FT
STEPS	
AT FRONT PORCH	16 SQ.FT.
AT FAMILY ENT. PORCH	12 SQ.FT.
AT FRONT WALKWAY	33 SQ.FT.
AT BACK TERRACE	91 SQ.FT.
STONE WALLS	
FRONT & DRIVEWAY	181 SQ.FT.
N. SIDE & REAR	512 SQ.FT.
S. SIDE & REAR	262 SQ.FT.
SIDE STONE STAIRS	140 SQ.FT.
REAR STONE STAIRS	68 SQ.FT.
SWIMMING POOL	612 SQ.FT.
WALL	40 SQ.FT.
STEPS	24 SQ.FT.
DRIVEWAY	1,772 SQ.FT.
TOTAL	7,910 SQ.FT.

7,910 / 23,337 GROSS LOT AREA = 33.89%

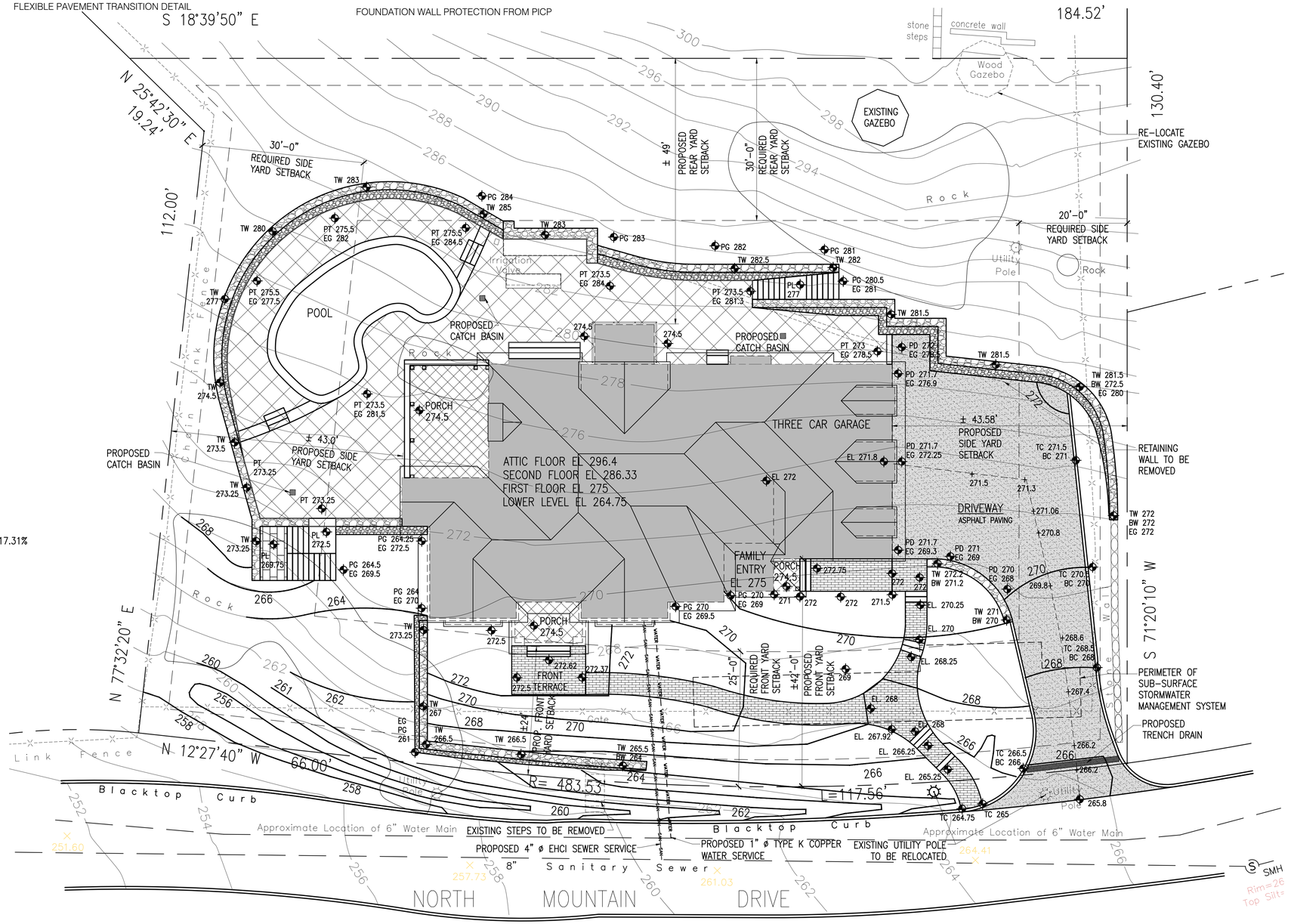
BUILDING COVERAGE PROPOSED

HOUSE	2,792 SQ.FT.
BRICK FINISH	26 SQ.FT.
GARAGE	789 SQ.FT.
FRONT PORCH	102 SQ.FT.
FAM ENTRY PORCH	29 SQ.FT.
GREAT ROOM PORCH	302 SQ.FT.
TOTAL	4,040 SQ.FT.

4,040 / 23,337 GROSS LOT AREA = 17.31%

PERVIOUS SURFACES COVERAGE PROPOSED

FRONT WALK	518 SQ.FT.
REAR PERVIOUS TERRACE	2,437 SQ.FT.
TOTAL	2,908 SQ.FT.



NOT FOR CONSTRUCTION

PROPOSED SITE PLAN

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

0 5 10 20

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

WARNING :
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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

GOTHAM DESIGN
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email: arch329@gmail.com

ISSUED / REVISIONS

ISSUED 03-23-2023
FOR PLANNING BOARD PUBLIC HEARING

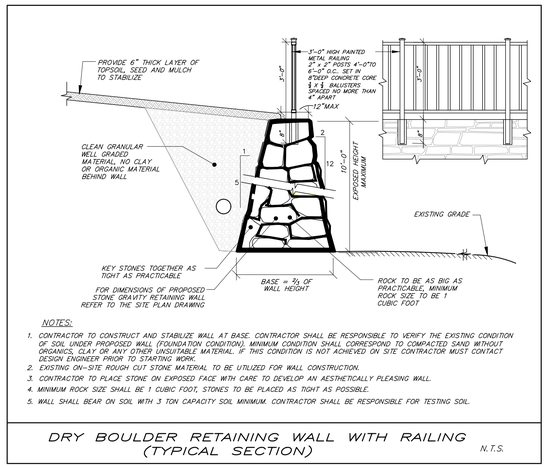
REVISED 06-15-2023
1. REDUCED LENGTH OF HOUSE
2. ROTATED HOUSE ON SITE

SHEET TITLE:
PROPOSED PERMEABLE PAVING PLAN

DATE:	DRAWN BY:
11-14-2022	SSJ
SCALE:	CHECKED BY:
AS NOTED	PRS

SP-1.4

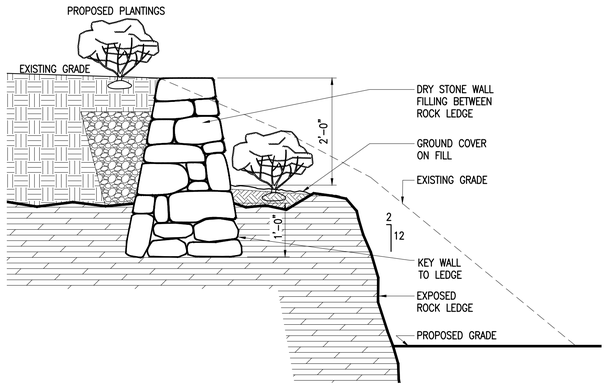
NOT FOR CONSTRUCTION



NOTES:

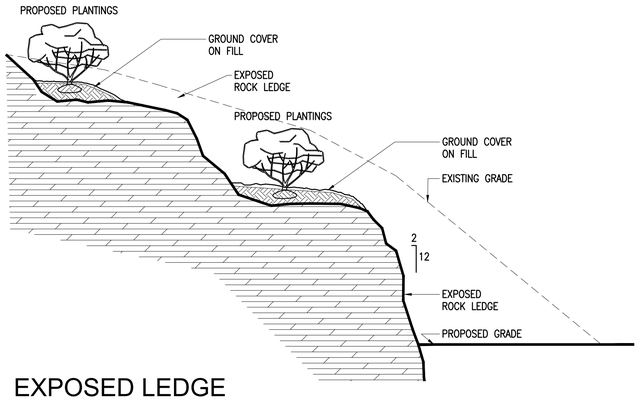
1. CONTRACTOR TO CONSTRUCT AND STABILIZE WALL AT BASE. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTING CONDITION OF SOIL UNDER PROPOSED WALL (FOUNDATION CONDITION). MINIMUM CONDITION SHALL CORRESPOND TO COMPACTED SAND WITHOUT ORGANICS, CLAY OR ANY OTHER UNSUITABLE MATERIAL. IF THIS CONDITION IS NOT ACHIEVED ON SITE CONTRACTOR MUST CONTACT DESIGN ENGINEER PRIOR TO STARTING WORK.
2. EXISTING ON-SITE ROUGH CUT STONE MATERIAL TO BE UTILIZED FOR WALL CONSTRUCTION.
3. CONTRACTOR TO PLACE STONE ON EXPOSED FACE WITH CARE TO DEVELOP AN AESTHETICALLY PLEASING WALL.
4. MINIMUM ROCK SIZE SHALL BE 1 CUBIC FOOT, STONES TO BE PLACED AS TIGHT AS POSSIBLE.
5. WALL SHALL BEAR ON SOIL WITH 3 TON CAPACITY SOIL MINIMUM. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING SOIL.

DRY BOULDER RETAINING WALL WITH RAILING (TYPICAL SECTION) N.T.S.



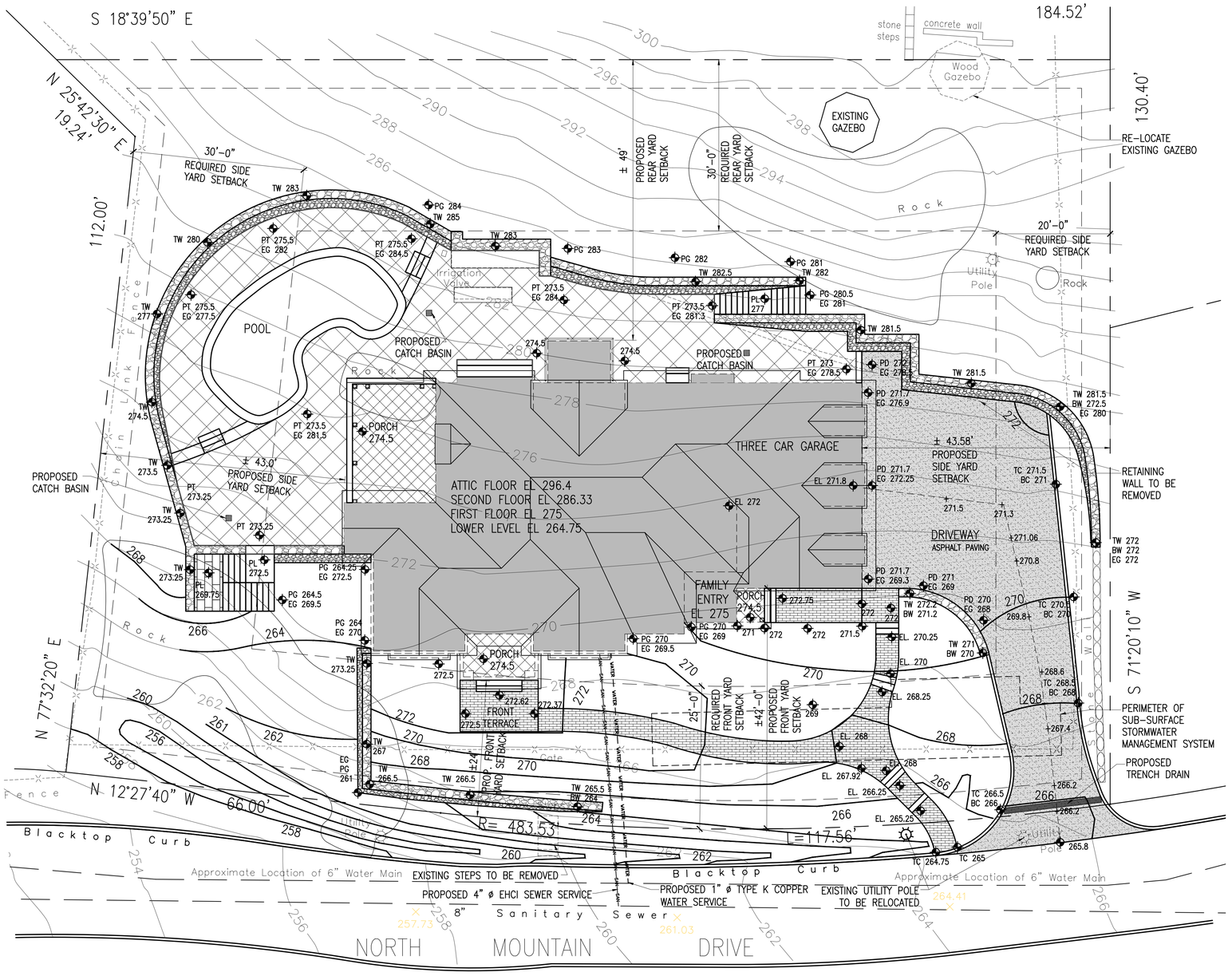
EXPOSED LEDGE ROCK AND DRY STONE RETAINING WALL

NOT TO SCALE



EXPOSED LEDGE ROCK AND PLANTINGS

NOT TO SCALE



PROPOSED SITE PLAN

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET 0 5 10 20

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

STATE OF NEW YORK SIRUS MINOOFAR LICENSED PROFESSIONAL ENGINEER 100814

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www.integralengrg.com : w

PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO. **2207**

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.
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Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS

ISSUED 03-23-2023
FOR PLANNING BOARD PUBLIC HEARING

REVISED 06-15-2023
1. REDUCED LENGTH OF HOUSE
2. ROTATED HOUSE ON SITE

SHEET TITLE:
PROPOSED GRADING PLAN AND RETAINING WALL DETAILS

DATE:	DRAWN BY:
11-29-2022	SSJ
SCALE:	CHECKED BY:
AS NOTED	PRS

SP-1.5

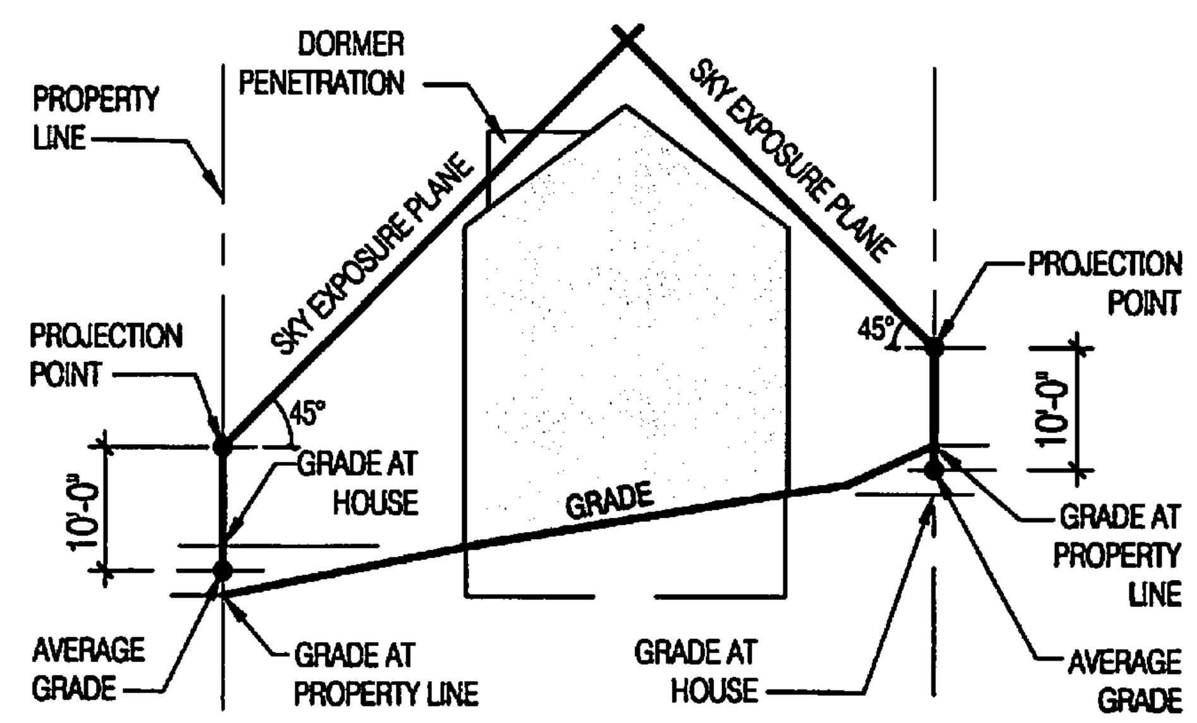
SKY EXPOSURE PLANE

A THEORETICAL INCLINED PLANE, THROUGH WHICH NO PART OF A BUILDING MAY PENETRATE IN OF AND MDR-1 RESIDENTIAL ZONING DISTRICTS. IT RISES OVER THE ZONING LOT AT AN ANGLE FROM OR ABOVE THE LEVEL BASE PLANE SET FORTH IN DISTRICT REGULATIONS. FOR PURPOSES OF CONTEXT-BASED HEIGHT LIMITS IN THIS CHAPTER, DETERMINED BY PROJECTING A FORTY-FIVE-DEGREE ANGLE FROM A HEIGHT OF 10 FEET MEASURED ABOVE A LOT LINE WITH THE BASE POINT OF THE MEASUREMENT ESTABLISHED AS THE AVERAGE GRADE BETWEEN THE GRADE AT THE BASE OF A BUILDING AND THE GRADE AT THE POINT ON THE LOT LINE CLOSEST TO THE BUILDING. THE ARCHITECTURAL AND HISTORIC REVIEW BOARD MAY CHOOSE TO DISREGARD ANOMALIES IN THE TERRAIN TO DETERMINE THE AVERAGE GRADE AND WHEN CONSIDERING COMPLIANCE. THE BASE POINTS FOR ESTABLISHING THE SKY EXPOSURE PLANE SHALL BE LOCATED IN A PLAN AS THE FOUR POINTS ALONG THE SIDE LOT LINES DETERMINED BY EXTENDING THE LINE OF THE FRONT WALL OF THE BUILDING AND THE LINE OF THE BACK WALL OF THE BUILDING TO THE SIDE LOT LINES AND AS THE ONE POINT ALONG THE FRONT LOT LINE AND THE ONE POINT ALONG THE REAR LOT LINE DETERMINED BY EXTENDING A LINE THROUGH THE MIDPOINT OF THE BUILDING EXTENDED TO THE FRONT AND REAR LOT LINES. ALL SKY EXPOSURE PLANES SHALL BE SHOWN ON THE ELEVATION DRAWINGS SUBMITTED TO THE ARCHITECTURAL AND HISTORIC REVIEW BOARD. SEE DIAGRAM BELOW.

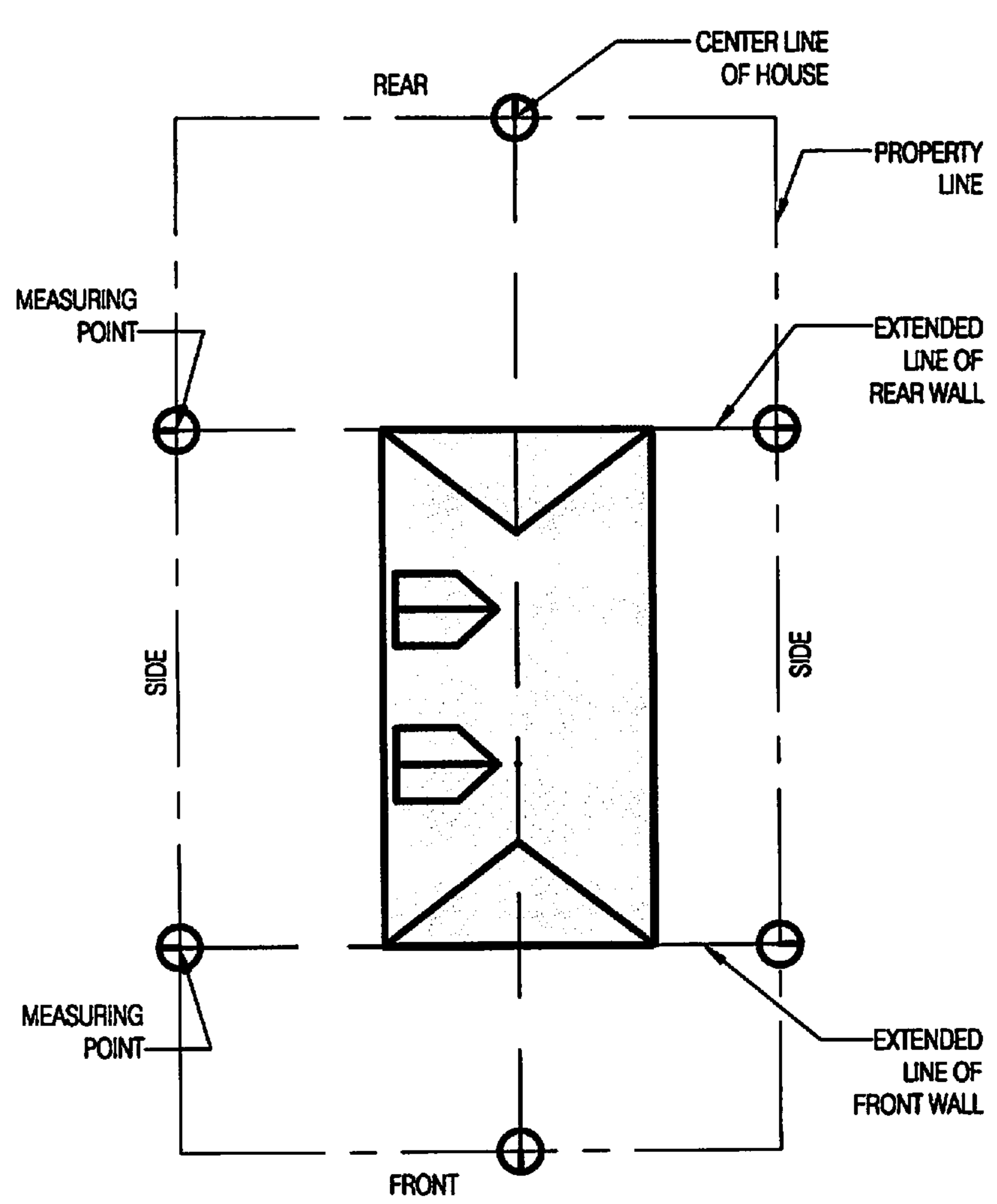
[AMENDED 6-14-2011 BY L.L. NO. 6-2011; 8-22-2017 BY L.L. NO. 6-2017]

NOT FOR CONSTRUCTION

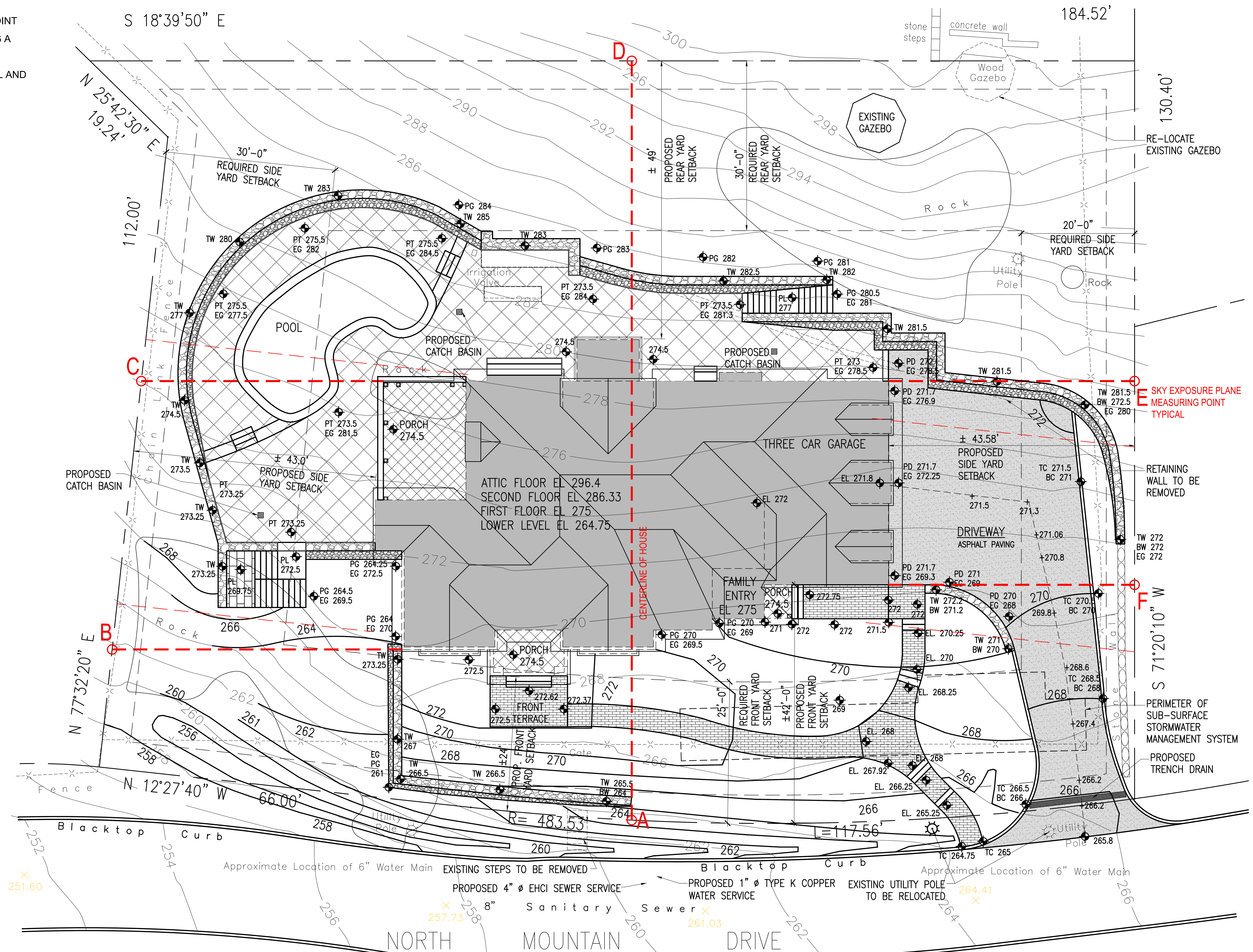
SKY EXPOSURE PLANE DIAGRAMS



ELEVATION



SITE PLAN



PROPOSED SITE PLAN

SCALE : 1" = 10'-0"

GRAPHIC SCALE IN FEET

0 5 10 20

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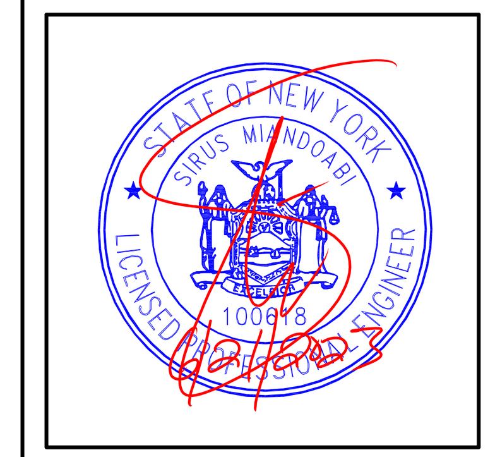

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ISSUED / REVISIONS

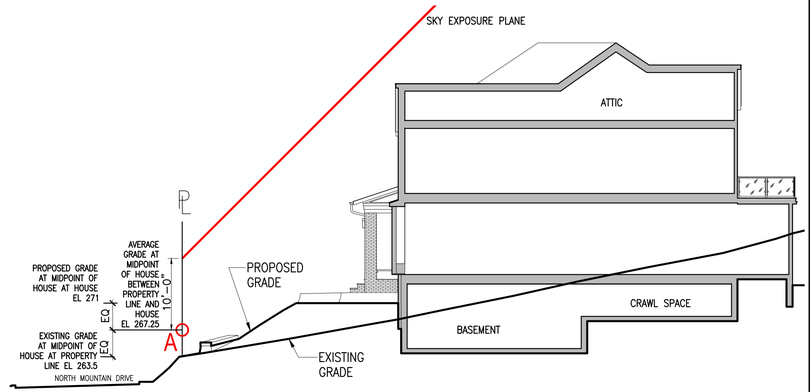
SHEET TITLE: **SITE PLAN SKY EXPOSURE PLANE BASE POINT MEASUREMENT LOCATIONS**	
DATE: **06-15-2023**	DRAWN BY: **SSJ**
SCALE: **AS NOTED**	CHECKED BY: **PRS**

SP-3.1

EAST ELEVATION

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

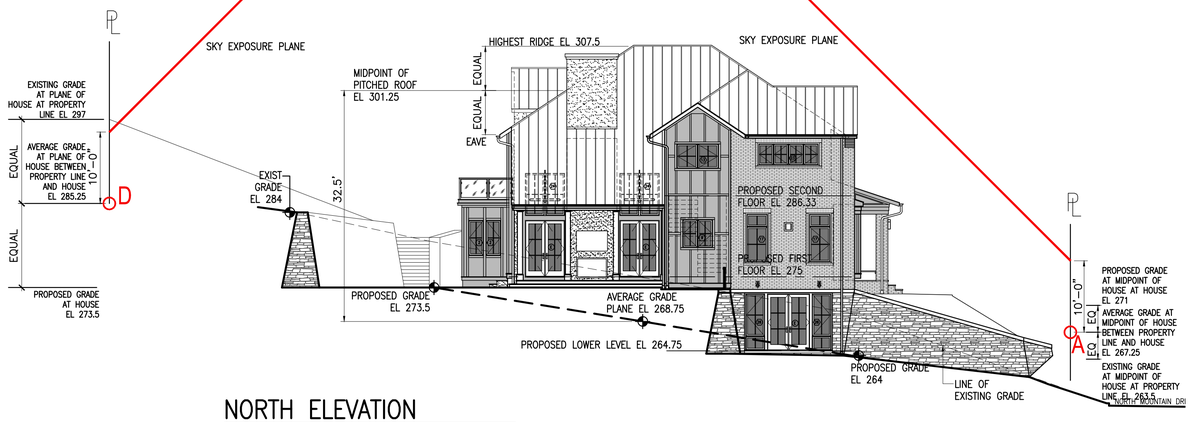
0 1 5 10 20



SECTION THROUGH CENTERLINE OF HOUSE

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

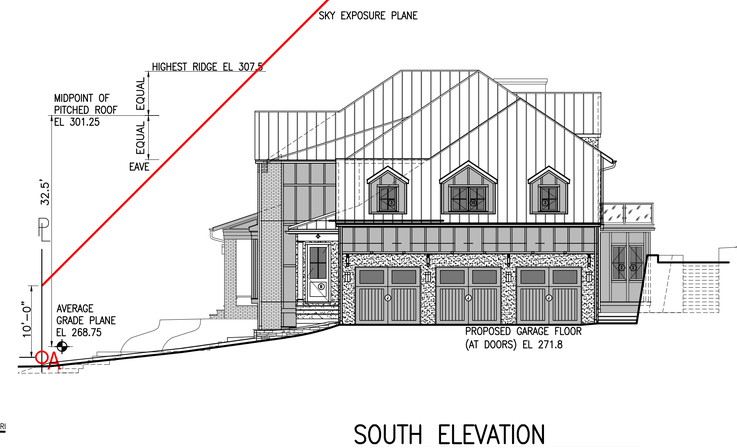
0 1 5 10 20



NORTH ELEVATION

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

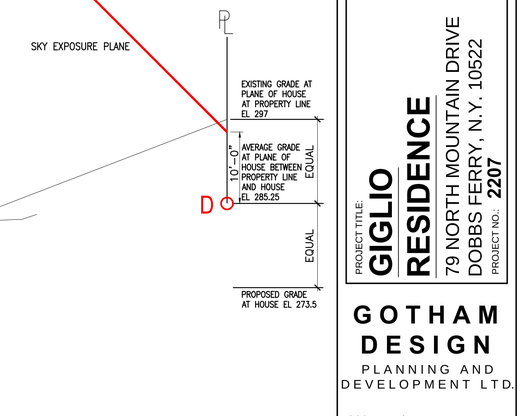
0 1 5 10 20



SOUTH ELEVATION

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

0 1 5 10 20



WEST ELEVATION (NORTH MOUNTAIN DRIVE)

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

0 1 5 10 20

NOTE: SKY EXPOSURE PLANE DIAGRAMS ON THIS SHEET ARE SHOWN WITH BASE POINT MEASUREMENT ESTABLISHED AS THE AVERAGE GRADE BETWEEN THE EXISTING GRADE AT THE LOT LINE AND THE PROPOSED GRADE AT THE BASE OF THE BUILDING

NOT FOR CONSTRUCTION

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STATE OF NEW YORK
SRIUS MIRZAKHANI
100498
LICENSED PROFESSIONAL ENGINEER

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ISSUED / REVISIONS

REVISED 01-19-2023
UPDATED ELEVATIONS

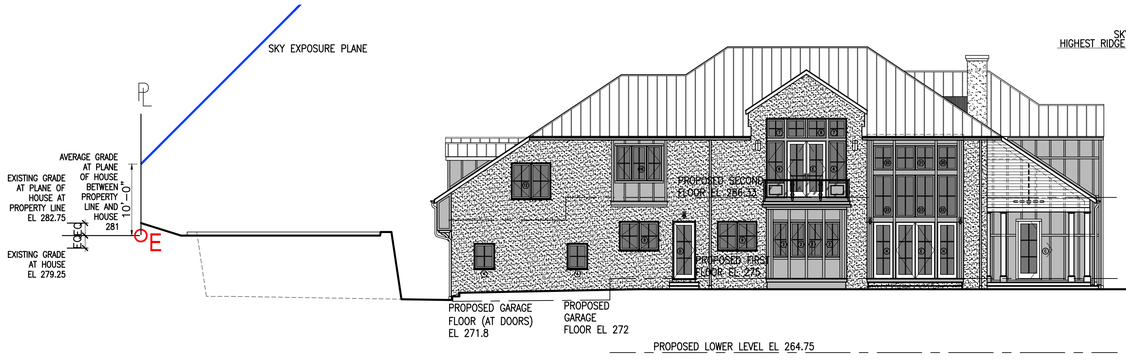
ISSUED FOR 03-23-2023
PUBLIC HEARING

REVISED 06-15-2023
1. IN RESPONSE TO COMMENTS AT THE JUNE 1, 2023 PLANNING BOARD MEETING
2.REDUCED LENGTH OF HOUSE
3.ROTATED HOUSE ON SITE

SHEET TITLE:
PROPOSED ELEVATIONS AND SKY EXPOSURE PLANE

DATE:	DRAWN BY:
01-02-2023	SSJ
SCALE:	CHECKED BY:
AS NOTED	PRS

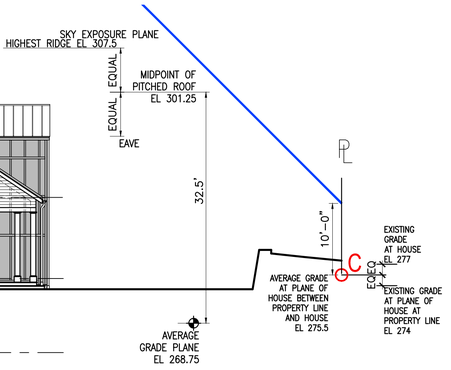
SP-3.2

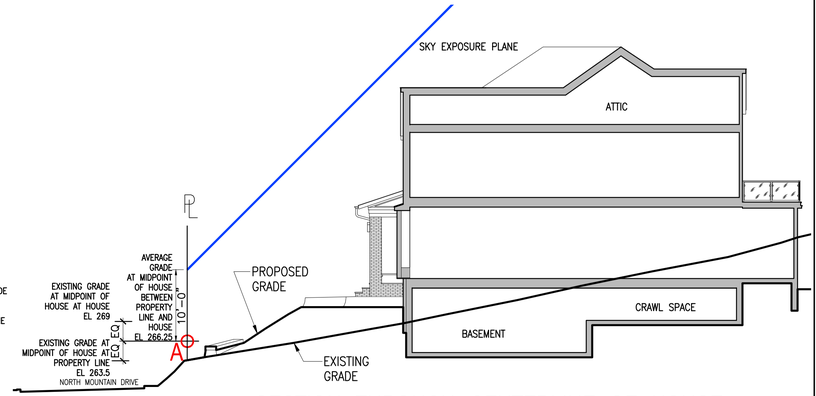


EAST ELEVATION

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

0 1 5 10 20

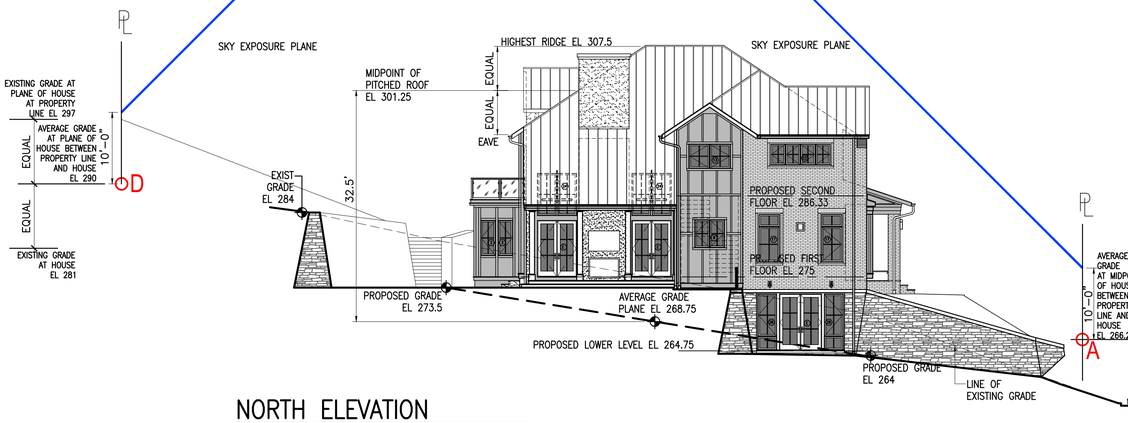


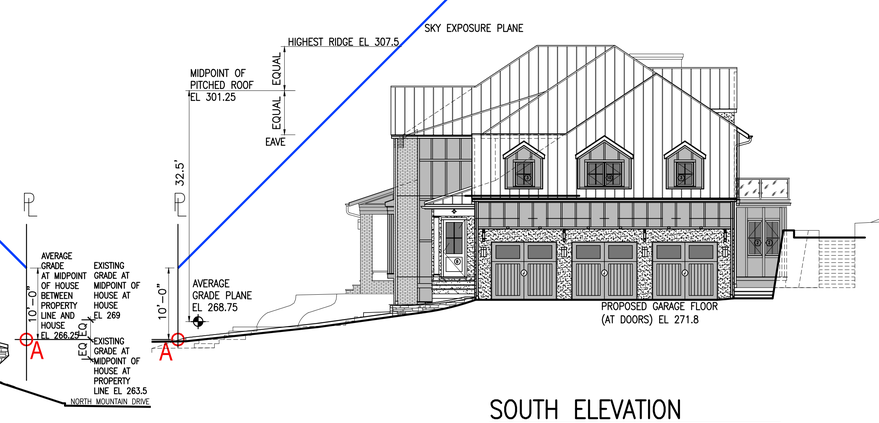


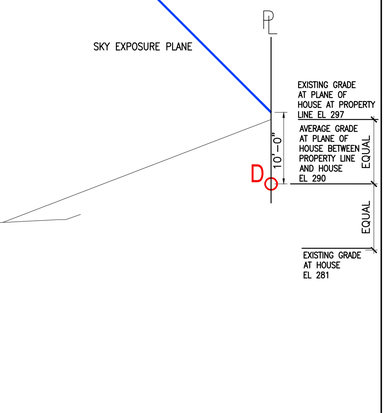
SECTION THROUGH CENTERLINE OF HOUSE

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

0 1 5 10 20







NORTH ELEVATION

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

0 1 5 10 20

SOUTH ELEVATION

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

0 1 5 10 20

WEST ELEVATION (NORTH MOUNTAIN DRIVE)

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

0 1 5 10 20

NOTE: SKY EXPOSURE PLANE DIAGRAMS ON THIS SHEET ARE SHOWN WITH BASE POINT MEASUREMENT ESTABLISHED AS THE AVERAGE GRADE BETWEEN THE EXISTING GRADE AT THE LOT LINE AND THE EXISTING GRADE AT THE BASE OF THE BUILDING

NOT FOR CONSTRUCTION

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

STATE OF NEW YORK
SIMUS MIRANDA
LICENSED PROFESSIONAL ENGINEER
GOTHAM DESIGN

WARNING :
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914-774-0343 : m
info@integralengrg.com : e
www.integralengrg.com : w

PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.

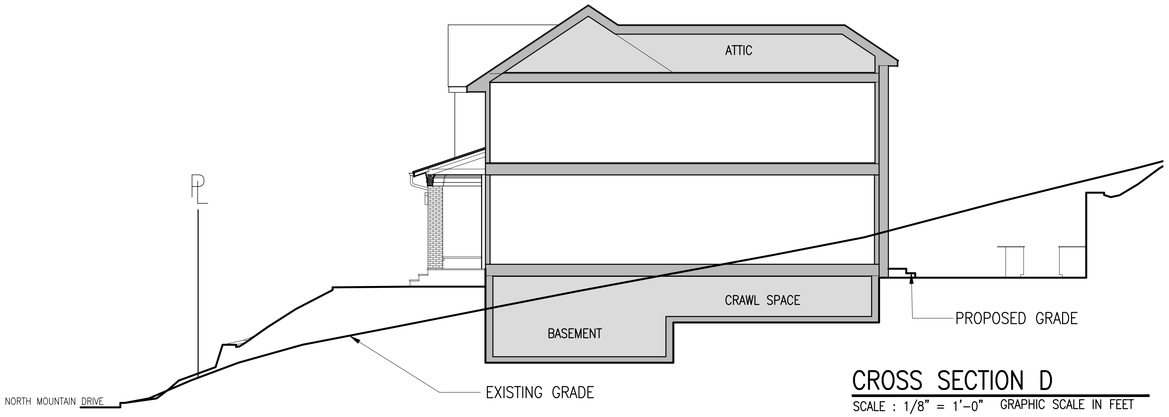
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS

SHEET TITLE:
PROPOSED ELEVATIONS AND SKY EXPOSURE PLANE

DATE:	DRAWN BY:
06-15-2023	SSJ
SCALE:	CHECKED BY:
AS NOTED	PRS

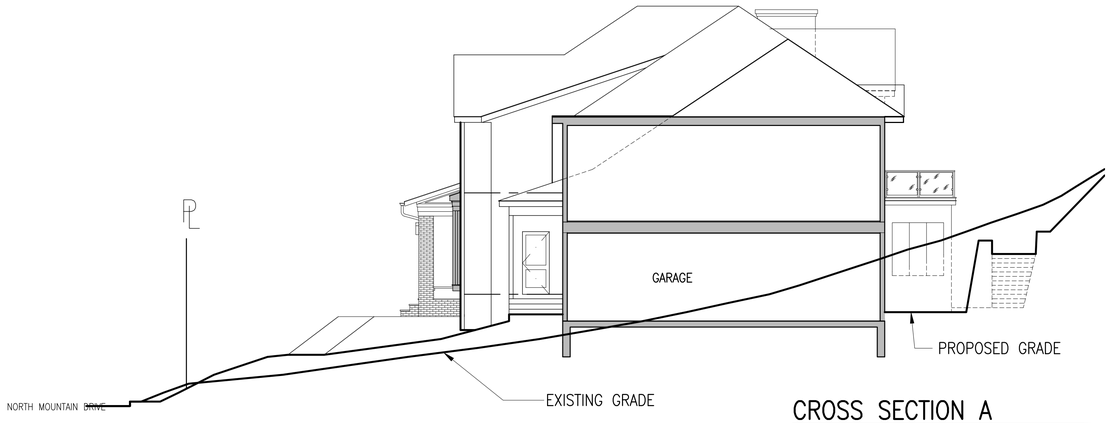
SP-3.3



CROSS SECTION D

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

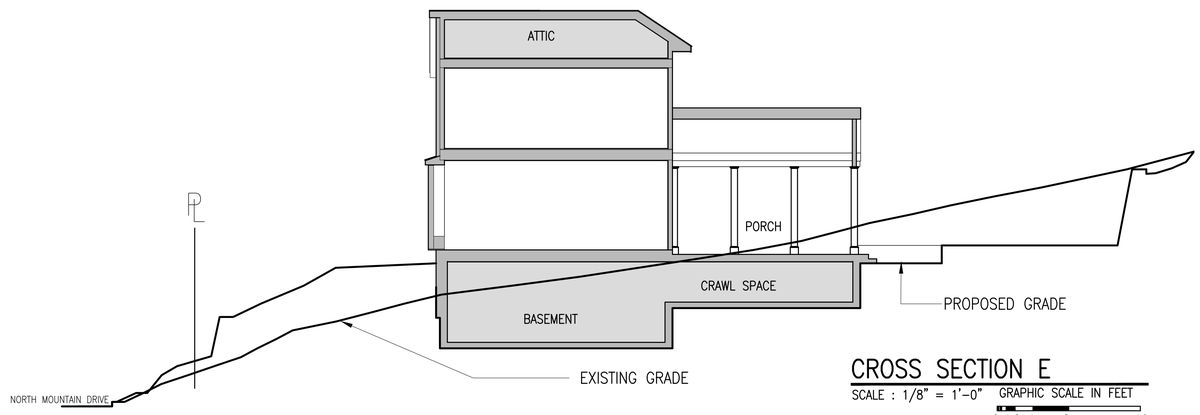
0 1 2 4 8 16



CROSS SECTION A

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

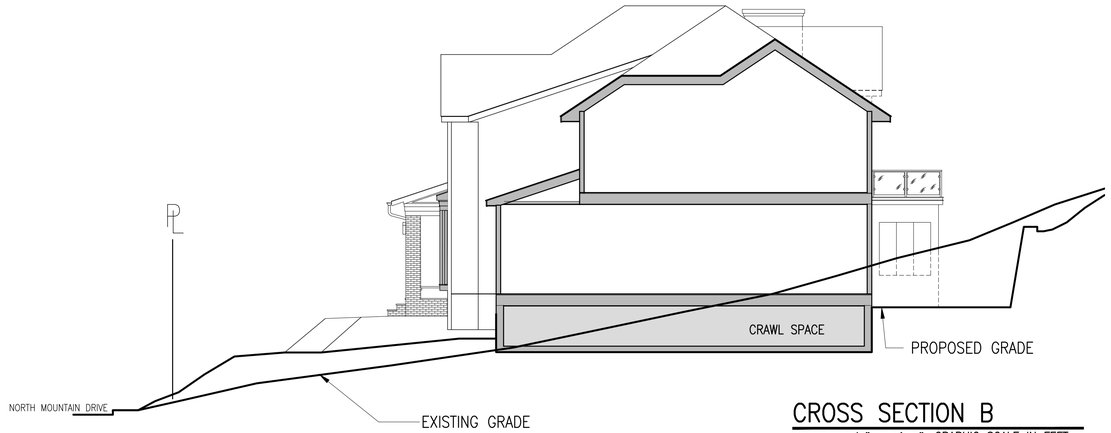
0 1 2 4 8 16



CROSS SECTION E

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

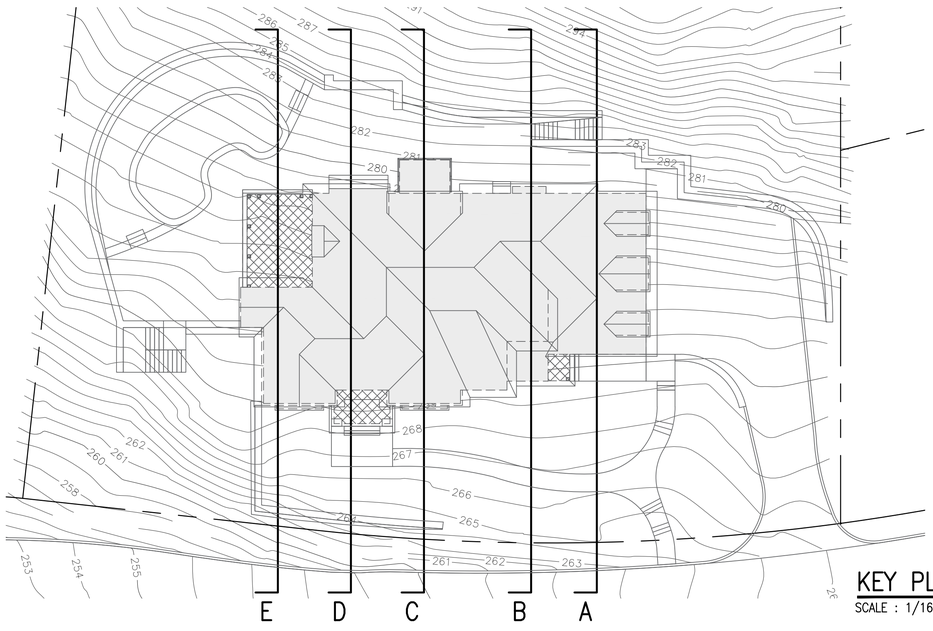
0 1 2 4 8 16



CROSS SECTION B

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

0 1 2 4 8 16

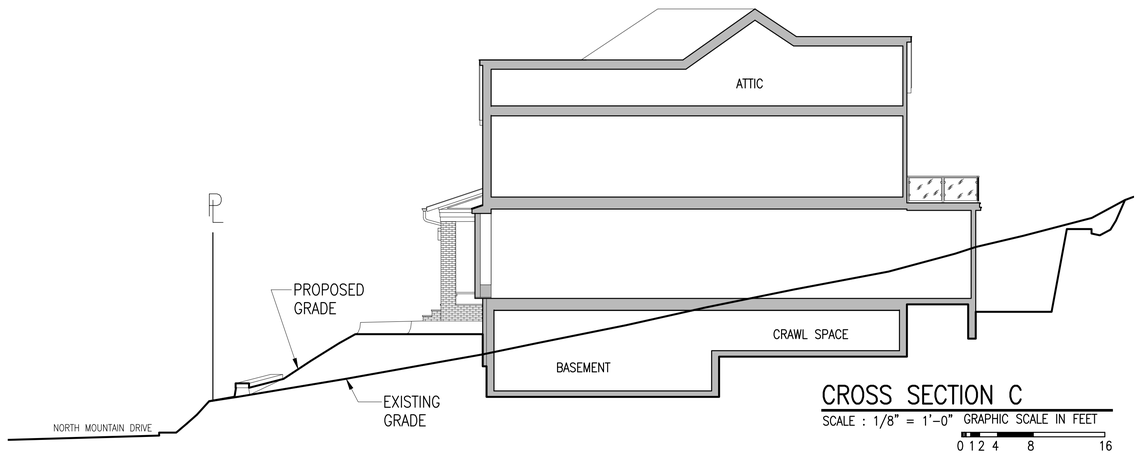


KEY PLAN

SCALE : 1/16" = 1'-0" GRAPHIC SCALE IN FEET

0 1 4 8 16 32

NOTE:
EXTENT OF FULL FOUNDATION / CRAWL SPACE / SLAB ON GRADE SHALL BE DETERMINED BY EXTENT OF ROCK REMOVAL



CROSS SECTION C

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

0 1 2 4 8 16

NOT FOR CONSTRUCTION

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STATE OF NEW YORK
SIRUS MAHDAVI
LICENSED PROFESSIONAL ENGINEER
100914

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www.integralengrg.com : w

PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

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

ISSUED / REVISIONS

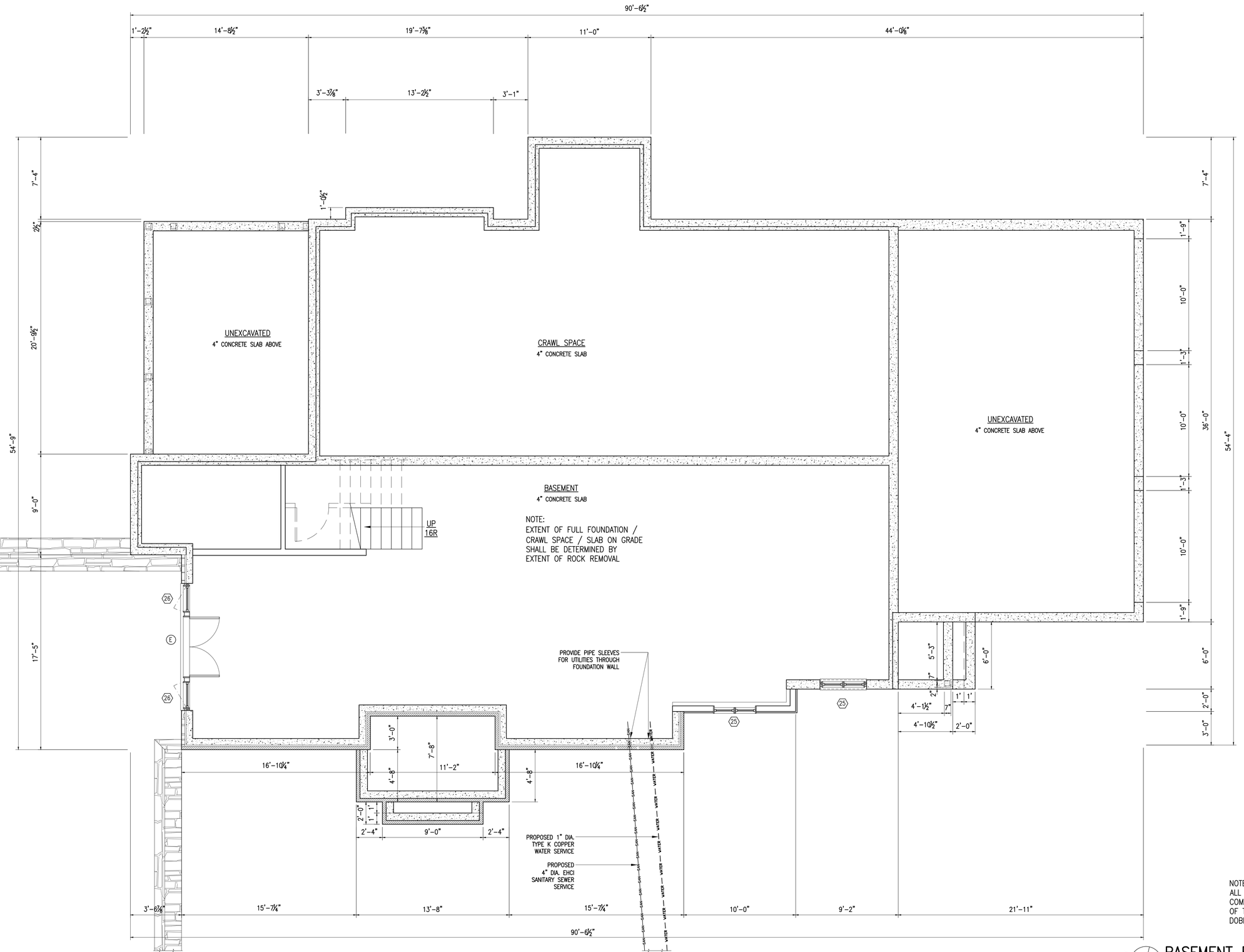
ISSUED 03-23-2023
FOR PLANNING BOARD
PUBLIC HEARING

SHEET TITLE:
CROSS SECTIONS

DATE:	DRAWN BY:
10-13-2022	**SSJ**
SCALE:	CHECKED BY:
AS NOTED	**PRS**

SP-4

NOT FOR CONSTRUCTION



NOTE;
ALL EXTERIOR LIGHTING WILL BE COMPLIANT WITH SECTION 300-41 OF THE VILLAGE OF DOBBS FERRY ZONING CODE.

BASEMENT 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 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

STATE OF NEW YORK
SAIUS MIRZAGAMI
LICENSED PROFESSIONAL ENGINEER
100476
CONFORMED

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DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

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email: arch329@gmail.com

ISSUED / REVISIONS

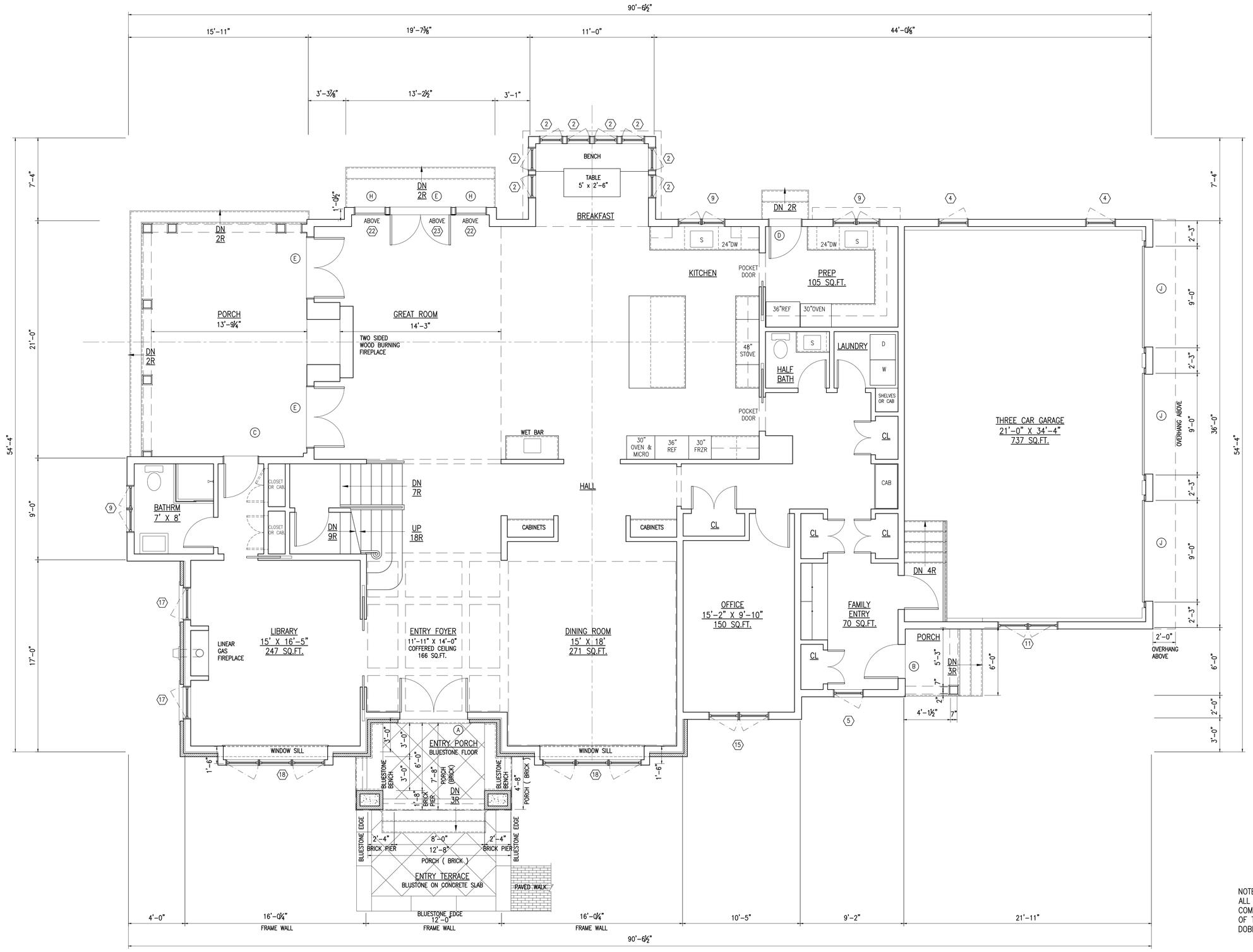
ISSUED FOR PUBLIC HEARING	03-23-2023
REVISED REDUCED LENGTH OF HOUSE	06-15-2023

SHEET TITLE:
BASEMENT FLOOR PLAN

DATE:	DRAWN BY:
01-19-2023	**SSJ**
SCALE: **AS NOTED**	CHECKED BY: **PRS**

A-2.0

NOT FOR CONSTRUCTION



NOTE;
ALL EXTERIOR LIGHTING WILL BE COMPLIANT WITH SECTION 300-41 OF THE VILLAGE OF DOBBS FERRY ZONING CODE.

FIRST FLOOR PLAN

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

0 1 2 4 8

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STATE OF NEW YORK
SIRUS MINOOIANI
LICENSED PROFESSIONAL ENGINEER
100494

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www.integralengrg.com : w

PROJECT TITLE:
GIGLIO RESIDENCE
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DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

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email: arch329@gmail.com

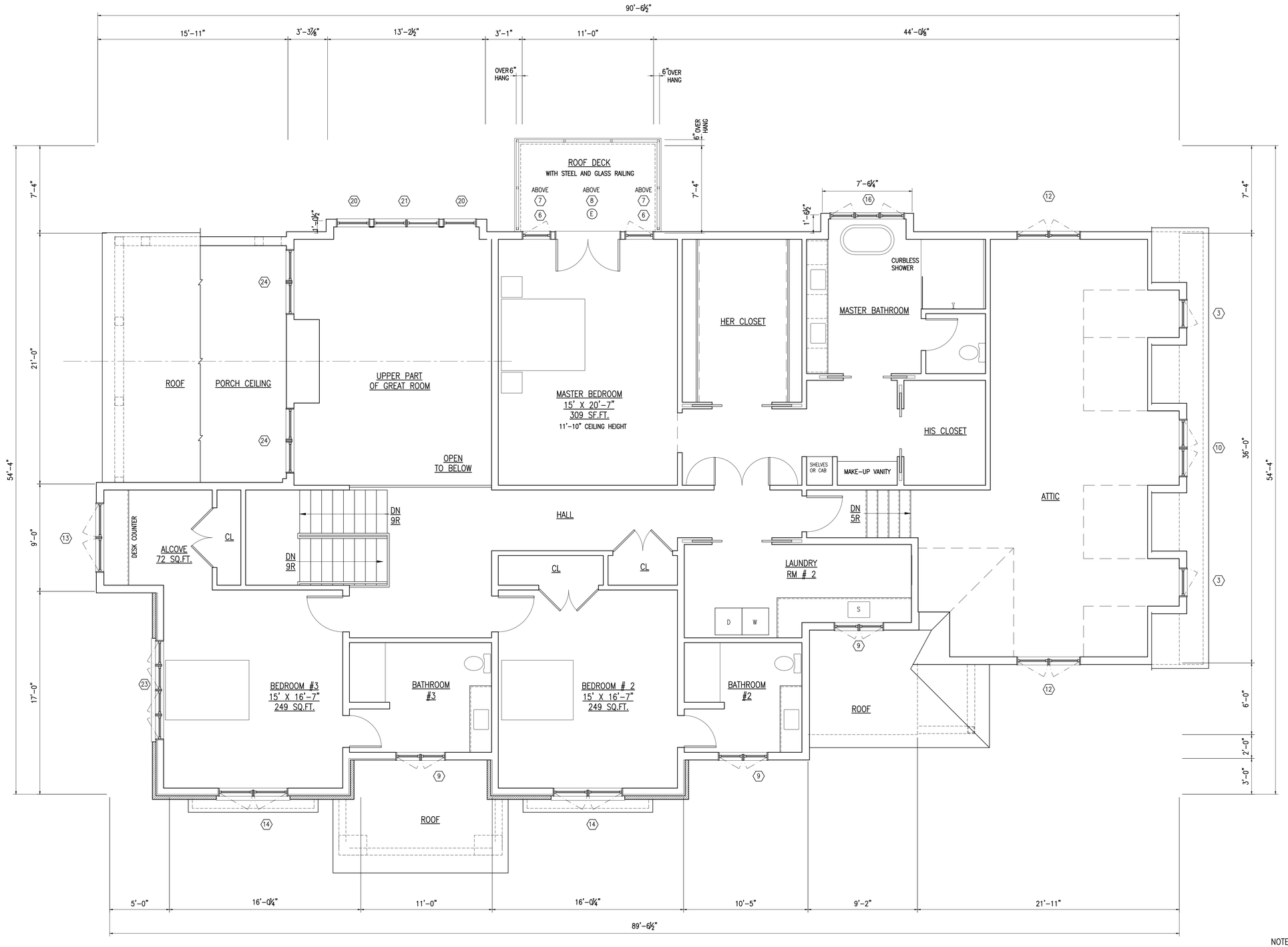
ISSUED / REVISIONS
ISSUED FOR PUBLIC HEARING 03-23-2023
REVISED REDUCED LENGTH OF HOUSE 06-15-2023

SHEET TITLE:
FIRST FLOOR PLAN

DATE:	DRAWN BY:
01-19-2023	**SSJ**
SCALE:	CHECKED BY:
AS NOTED	**PRS**

A-2.1

NOT FOR CONSTRUCTION



NOTE;
ALL EXTERIOR LIGHTING WILL BE COMPLIANT WITH SECTION 300-41 OF THE VILLAGE OF DOBBS FERRY ZONING CODE.

N

SECOND FLOOR PLAN

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

0 1 2 4 8

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STATE OF NEW YORK
SIRUS MIRNDRABI
LICENSED PROFESSIONAL ENGINEER
100976

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79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

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ISSUED / REVISIONS
ISSUED FOR PUBLIC HEARING 03-23-2023
REVISED REDUCED LENGTH OF HOUSE 06-15-2023

SHEET TITLE:
SECOND FLOOR PLAN

DATE:	DRAWN BY:
01-19-2023	**SSJ**
SCALE: **AS NOTED**	CHECKED BY: **PRS**

A-2.2

EXTERIOR LIGHT FIXTURES

MODERN FORMS "SUSPENSE" WS-W1911 12W 590 LUMENS

THIS FIXTURE USES LED TO PROVIDE LIGHTING IN A DARK SKY FRIENDLY DESIGN. THIS CONTEMPORARY LANTERN SHOWCASES A MOUTH BLOWN CLEAR GLASS ELEMENT AND IS EQUIPPED WITH STATE OF THE ART LEDs FOR A FILAMENT FREE DESIGN

EXTERIOR LIGHT FIXTURE NOTES:

THE PROPOSED LIGHT FIXTURE HAS A METAL CAP ON THE TOP PROVIDING FULL CUT OFF TO BE DARK SKY COMPLIANT. THE MANUFACTURER'S SPECIFICATION CITE ITS COMPLIANCE WITH DARK SKY REQUIREMENTS. EACH FIXTURE ALSO HAS A MOUTH BLOWN CLEAR GLASS GLOBE TO DIFFUSE AND SOFTEN THE ILLUMINATION AND REDUCE GLARE. THE FINISH IS BRUSHED ALUMINUM OR STAINLESS STEEL.

THESE FIXTURES ARE PROPOSED TO BE USED FOR THE FIRST FLOOR ENTRY PORCH, THE FAMILY ENTRY PORCH, THE GREAT ROOM PORCH AND ABOVE THE BREAKFAST ROOM DOORS.

THE INTENT OF THESE FIXTURES IS TO CREATE A MAXIMUM LIGHT LEVEL OF FIVE FOOT-CANDLES ON THE DECK AND TERRACE NEAR THE EXTERIOR WALLS, ON THE TWO ENTRY PORCHES, AND AT THE GARAGE DOORS.

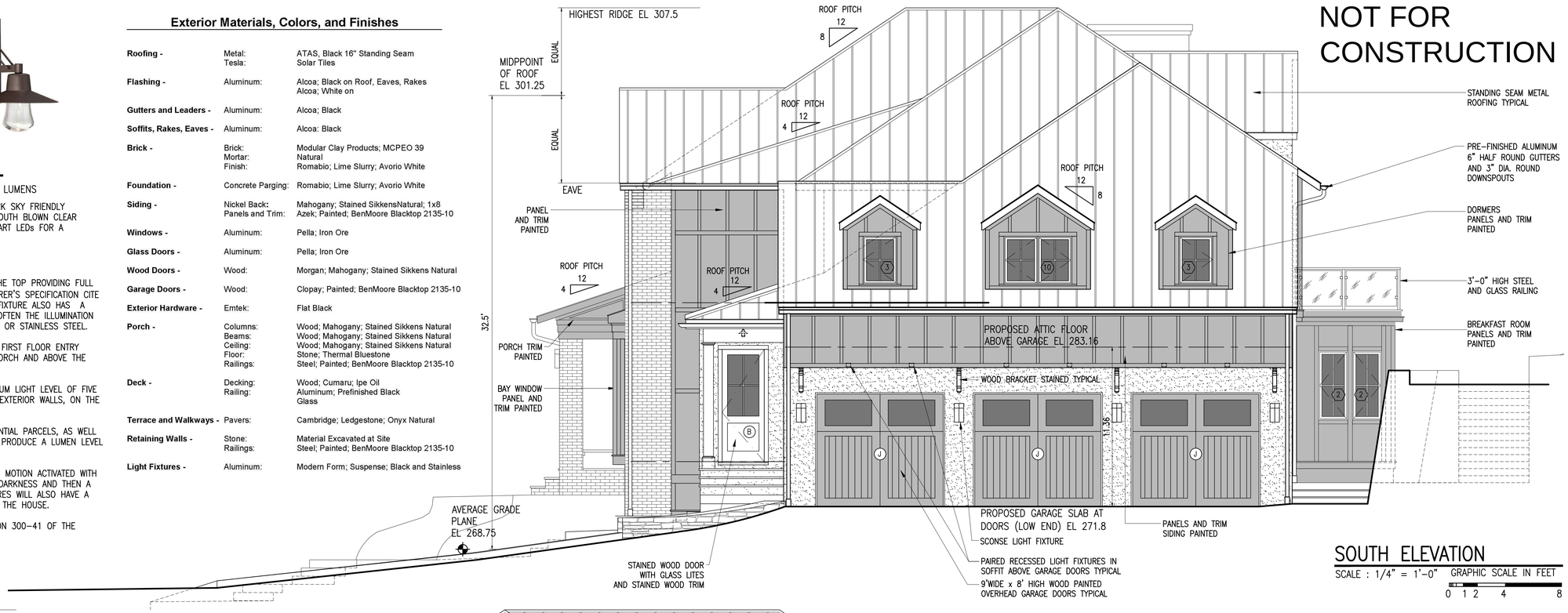
AT AND BEYOND THE PROPERTY LINES ABUTTING RESIDENTIAL PARCELS, AS WELL AS PUBLIC RIGHT-OF-WAYS, THESE FIXTURES WILL NOT PRODUCE A LUMEN LEVEL EXCEEDING 0.1FOOT-CANDLES.

THE CONTROLS ON THE LIGHT FIXTURES WILL EITHER BE MOTION ACTIVATED WITH AN AUTOMATIC SHUTOFF ON A TIMER OR ACTIVATED BY DARKNESS AND THEN A TIMED SHUTOFF. EACH FIXTURE OR GROUPING OF FIXTURES WILL ALSO HAVE A SWITCH OVERRIDE THAT CAN BE ACTIVATED FROM INSIDE THE HOUSE.

ALL EXTERIOR LIGHTING WILL BE COMPLIANT WITH SECTION 300-41 OF THE VILLAGE OF DOBBS FERRY ZONING CODE.

Exterior Materials, Colors, and Finishes

Roofing -	Metal: Tesla:	ATAS, Black 16" Standing Seam Solar Tiles
Flashing -	Aluminum:	Alcoa; Black on Roof, Eaves, Rakes Alcoa; White on
Gutters and Leaders -	Aluminum:	Alcoa; Black
Soffits, Rakes, Eaves -	Aluminum:	Alcoa: Black
Brick -	Brick: Mortar: Finish:	Modular Clay Products; MCPEO 39 Natural Romabio; Lime Slurry; Avorio White
Foundation -	Concrete Parging:	Romabio; Lime Slurry; Avorio White
Siding -	Nickel Back: Panels and Trim:	Mahogany; Stained SikkensNatural; 1x8 Azek; Painted; BenMoore Blacktop 2135-10
Windows -	Aluminum:	Pella; Iron Ore
Glass Doors -	Aluminum:	Pella; Iron Ore
Wood Doors -	Wood:	Morgan; Mahogany; Stained Sikkens Natural
Garage Doors -	Wood:	Clopay; Painted; BenMoore Blacktop 2135-10
Exterior Hardware -	Emtek:	Flat Black
Porch -	Columns: Beams: Ceiling: Floor: Railings:	Wood; Mahogany; Stained Sikkens Natural Wood; Mahogany; Stained Sikkens Natural Wood; Mahogany; Stained Sikkens Natural Stone; Thermal Bluestone Steel; Painted; BenMoore Blacktop 2135-10
Deck -	Decking: Railing:	Wood; Cumaru; Ipe Oil Aluminum; Prefinished Black Glass
Terrace and Walkways -	Pavers:	Cambridge; Ledgestone; Onyx Natural
Retaining Walls -	Stone: Railings:	Material Excavated at Site Steel; Painted; BenMoore Blacktop 2135-10
Light Fixtures -	Aluminum:	Modern Form; Suspense; Black and Stainless



SOUTH ELEVATION

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

WEST ELEVATION (NORTH MOUNTAIN DRIVE)

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

NOT FOR CONSTRUCTION

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

STATE OF NEW YORK SIVAS MUNDKUR LICENSED PROFESSIONAL ENGINEER 100976

WARNING :
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PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

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ISSUED / REVISIONS

ISSUED FOR PUBLIC HEARING	03-23-2023
REVISED 1. REDUCED LENGTH OF HOUSE 2. ROTATED HOUSE ON SITE	06-15-2023

SHEET TITLE:
PROPOSED ELEVATIONS

DATE:	DRAWN BY:
01-19-2023	**SSJ**
SCALE:	CHECKED BY:
AS NOTED	**PRS**

A-3.1

NOT FOR CONSTRUCTION

NORTH ELEVATION

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

0 1 2 4 8

NOTE:
ALL EXTERIOR LIGHTING WILL BE COMPLIANT WITH SECTION 300-41 OF THE VILLAGE OF DOBBS FERRY ZONING CODE.

EAST ELEVATION

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

0 1 2 4 8

NOTE: WINDOWS IN STUCCO SHALL BE SET IN 2 X 4 FRAMING THAT IS FLUSH WITH INSIDE OF 2 X 6 EXTERIOR FRAME WALL WITH THE STUCCO RETURNED TO FACE OF WINDOW FRAME ON TOP AND SIDES WITH STONE SILL UNDER WINDOW SILL

Exterior Materials, Colors, and Finishes

Roofing -	Metal: Tesla:	ATAS, Black 16" Standing Seam Solar Tiles
Flashing -	Aluminum:	Alcoa; Black on Roof, Eaves, Rakes Alcoa; White on
Gutters and Leaders -	Aluminum:	Alcoa; Black
Soffits, Rakes, Eaves -	Aluminum:	Alcoa: Black
Brick -	Brick: Mortar: Finish:	Modular Clay Products; MCPEO 39 Natural Romabio; Lime Slurry; Avorio White
Foundation -	Concrete Parging:	Romabio; Lime Slurry; Avorio White
Siding -	Nickel Back: Panels and Trim:	Mahogany; Stained SikkensNatural; 1x8 Azek; Painted; BenMoore Blacktop 2135-10
Windows -	Aluminum:	Pella; Iron Ore
Glass Doors -	Aluminum:	Pella; Iron Ore
Wood Doors -	Wood:	Morgan; Mahogany; Stained Sikkens Natural
Garage Doors -	Wood:	Clopay; Painted; BenMoore Blacktop 2135-10
Exterior Hardware -	Emtek:	Flat Black
Porch -	Columns: Beams: Ceiling: Floor: Railings:	Wood; Mahogany; Stained Sikkens Natural Wood; Mahogany; Stained Sikkens Natural Wood; Mahogany; Stained Sikkens Natural Stone; Thermal Bluestone Steel; Painted; BenMoore Blacktop 2135-10
Deck -	Decking: Railing:	Wood; Cumaru; Ipe Oil Aluminum; Prefinished Black Glass
Terrace and Walkways -	Pavers:	Cambridge; Ledgestone; Onyx Natural
Retaining Walls -	Stone: Railings:	Material Excavated at Site Steel; Painted; BenMoore Blacktop 2135-10
Light Fixtures -	Aluminum:	Modern Form; Suspense; Black and Stainless

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STATE OF NEW YORK · SIMUS MIANDOAB · LICENSED PROFESSIONAL ENGINEER · 100918

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PROJECT TITLE:
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PROJECT NO.: **2207**

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

ISSUED / REVISIONS

ISSUED FOR PUBLIC HEARING 03-23-2023

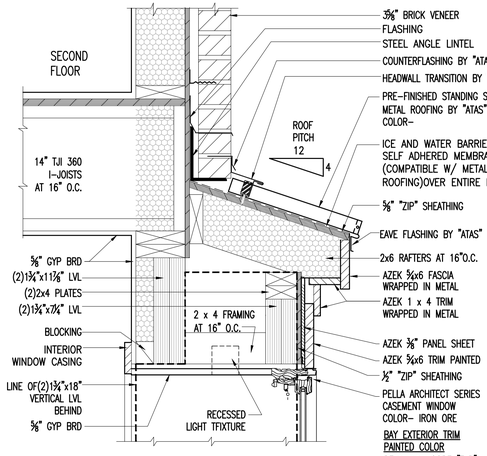
REVISED 06-15-2023
1. REDUCED LENGTH OF HOUSE
2. ROTATED HOUSE ON SITE

SHEET TITLE:
PROPOSED ELEVATIONS

DATE:	DRAWN BY:
01-19-2023	**SSJ**
SCALE:	CHECKED BY:
AS NOTED	**PRS**

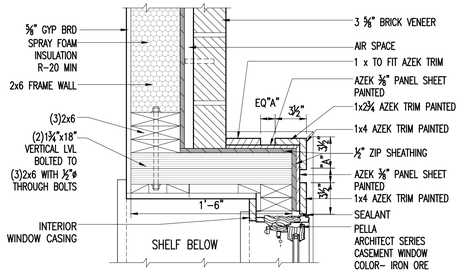
A-3.2

NOT FOR CONSTRUCTION



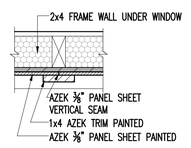
BAY WINDOW DETAIL F

SCALE : 1½" = 1'-0" GRAPHIC SCALE IN FEET 0 1



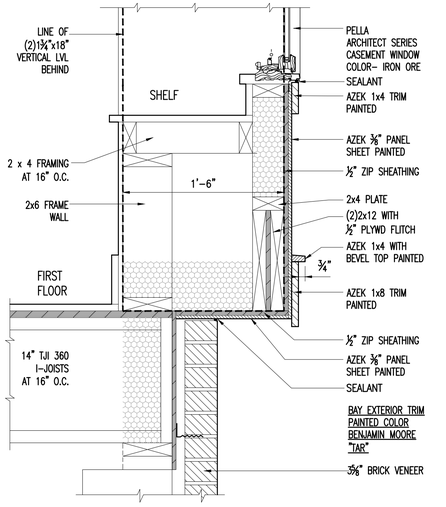
BAY WINDOW DETAIL E

SCALE : 1½" = 1'-0" GRAPHIC SCALE IN FEET 0 1



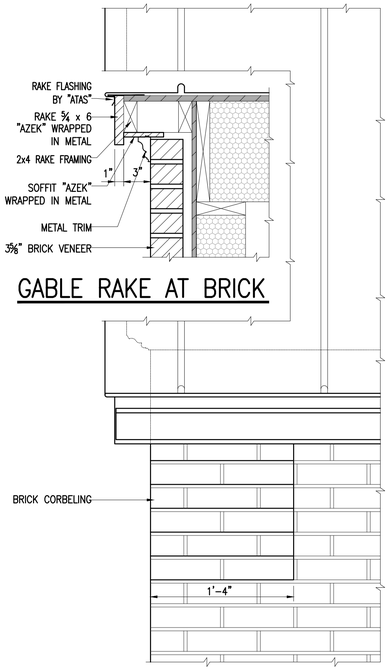
BAY WINDOW DETAIL G

SCALE : 1½" = 1'-0" GRAPHIC SCALE IN FEET 0 1

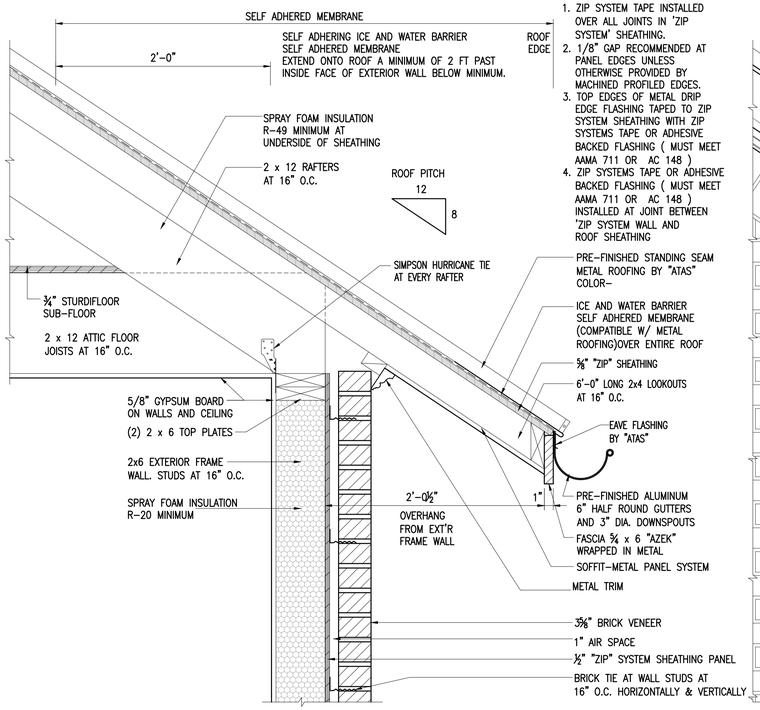


BAY WINDOW DETAIL D

SCALE : 1½" = 1'-0" GRAPHIC SCALE IN FEET 0 1



GABLE RAKE AT BRICK



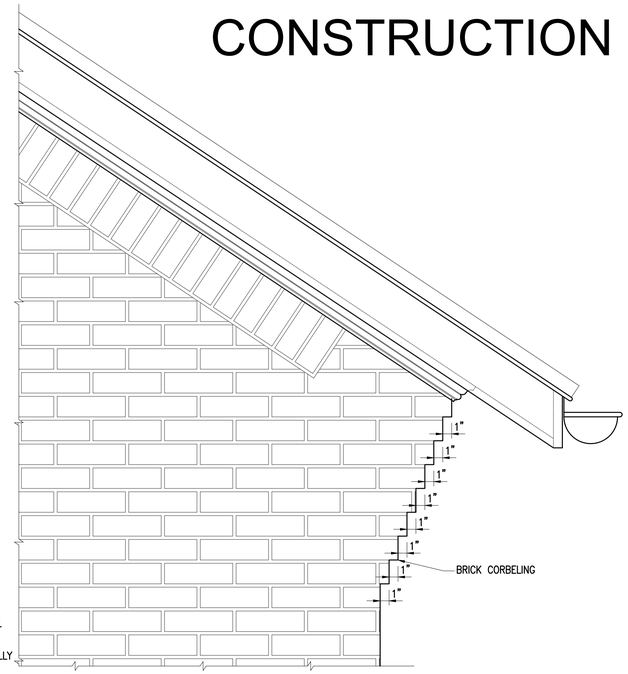
EAVE ELEVATION AT BRICK

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

EAVE DETAIL AT BRICK

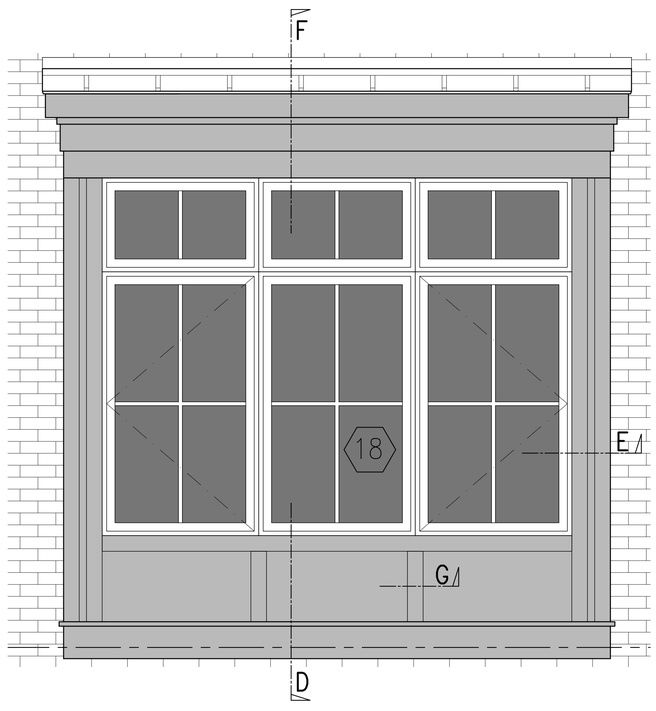
SCALE : 1 1/2" = 1'-0" GRAPHIC SCALE IN FEET 0 1

"ZIP SYSTEM" SHEATHING NOTES:
1. ZIP SYSTEM TAPE INSTALLED OVER ALL JOINTS IN "ZIP SYSTEM" SHEATHING.
2. 1/8" GAP RECOMMENDED AT PANEL EDGES UNLESS OTHERWISE PROVIDED BY MACHINED PROFILED EDGES.
3. TOP EDGES OF METAL DRIP EDGE FLASHING TAPED TO ZIP SYSTEM SHEATHING WITH ZIP SYSTEMS TAPE OR ADHESIVE BACKED FLASHING (MUST MEET AAMA 711 OR AC 148)
4. ZIP SYSTEMS TAPE OR ADHESIVE BACKED FLASHING (MUST MEET AAMA 711 OR AC 148) INSTALLED AT JOINT BETWEEN "ZIP SYSTEM WALL AND ROOF SHEATHING



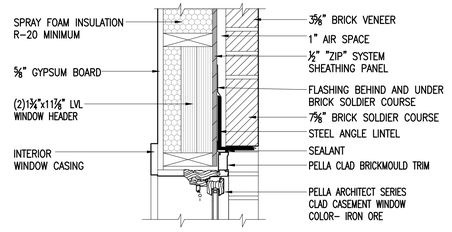
GABLE END ELEVATION AT BRICK

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

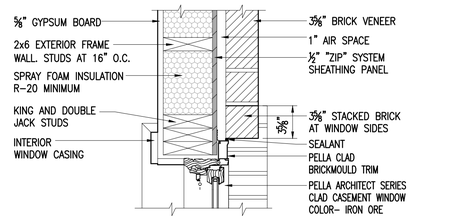


BAY WINDOW ELEVATION

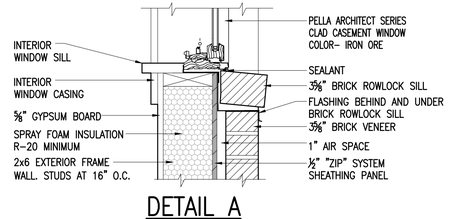
SCALE : ¾" = 1'-0" GRAPHIC SCALE IN FEET 0 1 2



DETAIL B



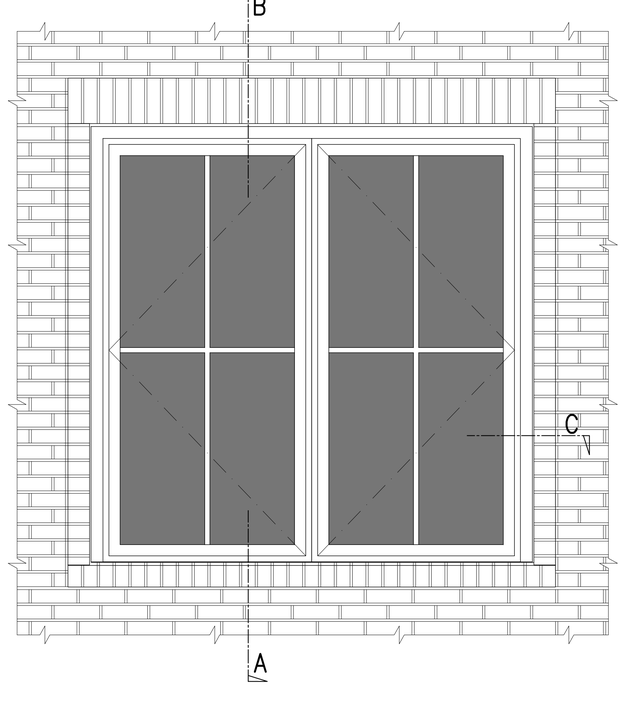
DETAIL C



DETAIL A

DETAILS- WINDOW IN BRICK

SCALE : 1½" = 1'-0" GRAPHIC SCALE IN FEET 0 1



ELEVATION- WINDOW IN BRICK

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

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

STATE OF NEW YORK · SRIUS MIRNDAMI · 100476 · LICENSED PROFESSIONAL ENGINEER

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info@integralengrg.com : e
www.integralengrg.com : w

PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

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ISSUED / REVISIONS
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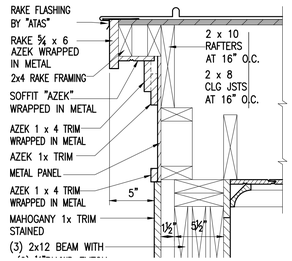
SHEET TITLE:
EXTERIOR DETAILS

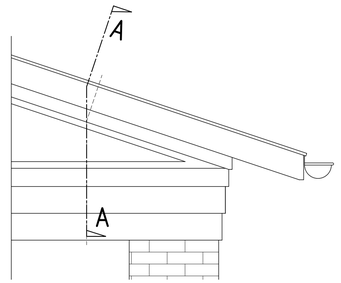
DATE:	DRAWN BY:
01-19-2023	SSJ
SCALE: AS NOTED	CHECKED BY: PRS

A-3.3

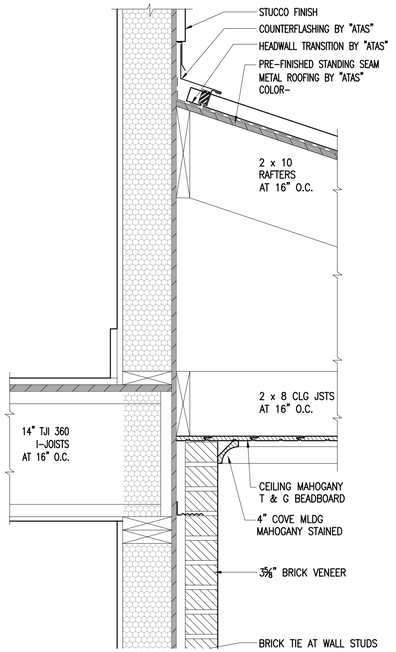
NOT FOR CONSTRUCTION



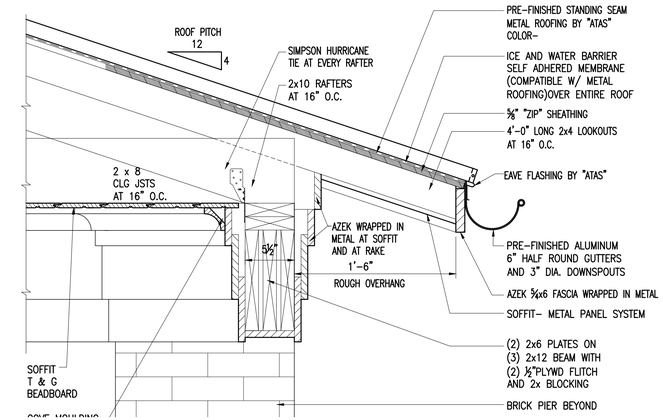
PORCH ROOF RAKE AT A



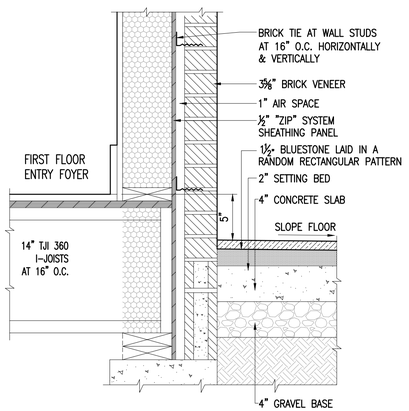
PARTIAL PORCH END ELEVATION



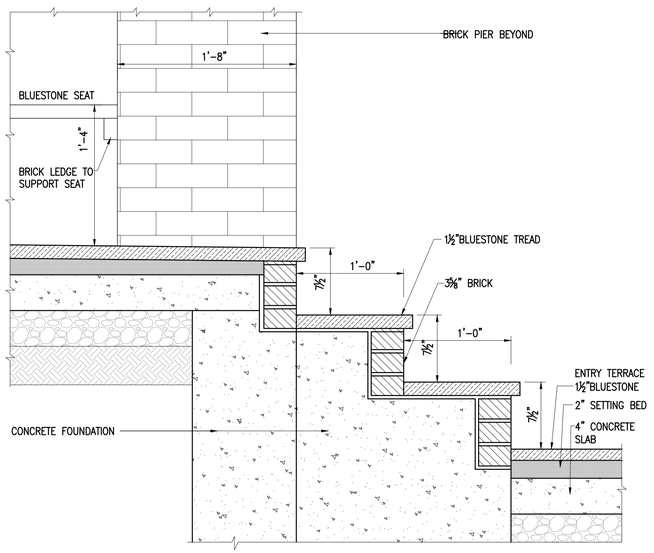
PORCH ROOF AT HOUSE



PORCH ROOF EAVE



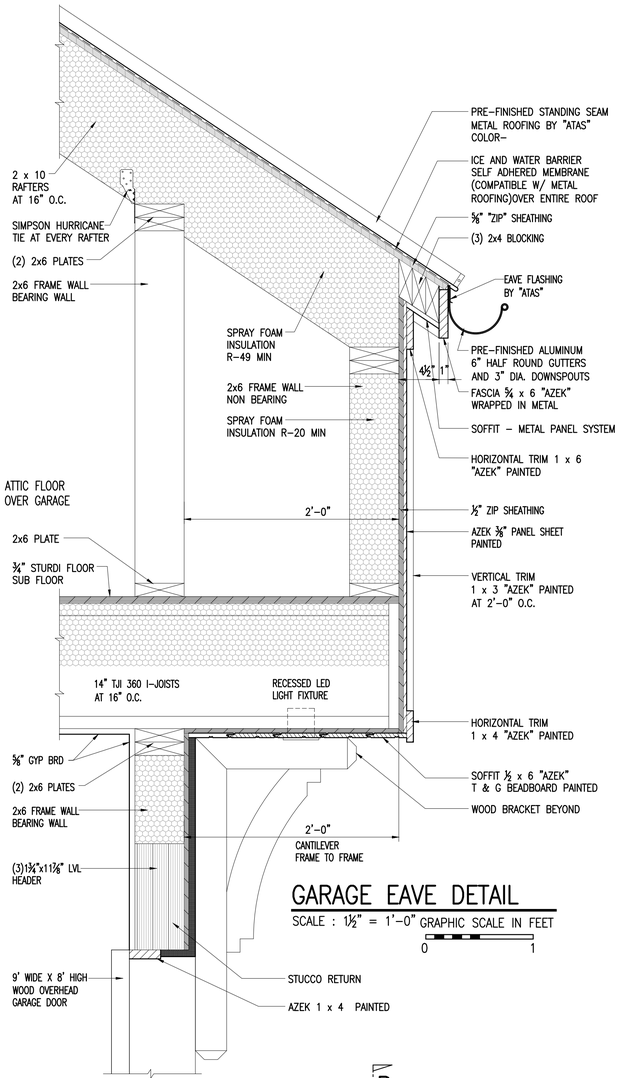
PORCH AT HOUSE



PORCH AT STEPS

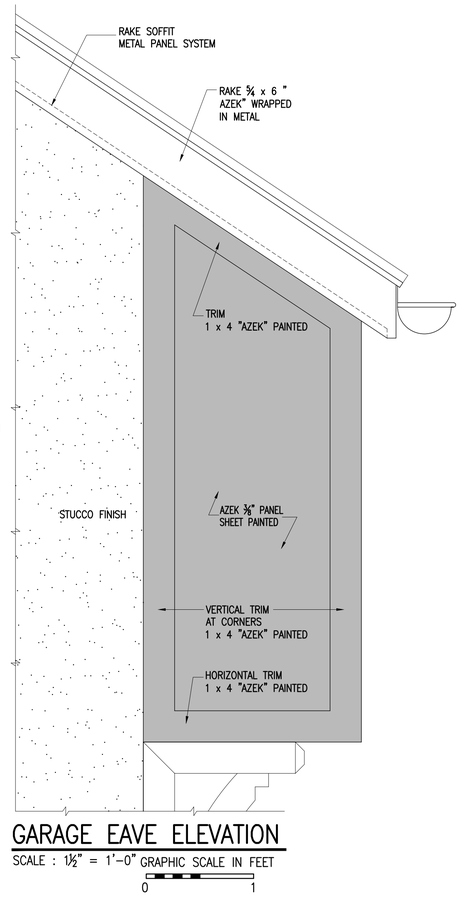
ENTRY PORCH DETAILS

SCALE : 1½" = 1'–0" GRAPHIC SCALE IN FEET 0 1



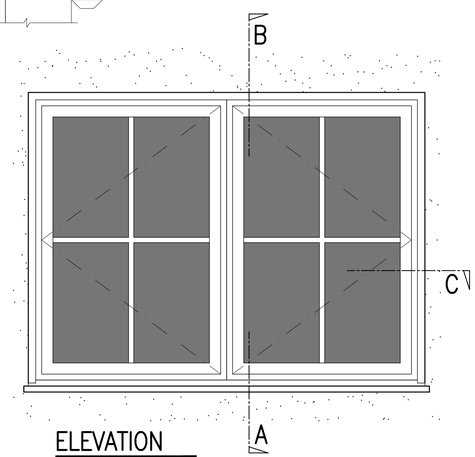
GARAGE EAVE DETAIL

SCALE : 1½" = 1'–0" GRAPHIC SCALE IN FEET 0 1



GARAGE EAVE ELEVATION

SCALE : 1½" = 1'–0" GRAPHIC SCALE IN FEET 0 1

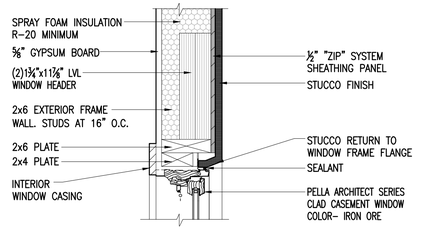


ELEVATION

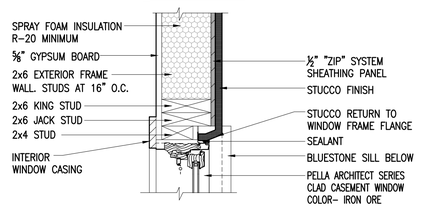
SCALE : 1" = 1'–0"
GRAPHIC SCALE IN FEET 0 1

DETAILS – WINDOW IN STUCCO

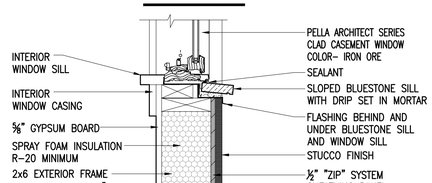
SCALE : 1" = 1'–0" GRAPHIC SCALE IN FEET 0 1



DETAIL B



DETAIL C



DETAIL A

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

STATE OF NEW YORK SIMAS MUNDAKAD LICENSED PROFESSIONAL ENGINEER 100918

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.

JES Integral Engineering Services
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914-774-0343 : m
info@integralengrg.com : e
www.integralengrg.com : w

PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN DRIVE
DOBBS FERRY, N.Y. 10522
PROJECT NO.: **2207**

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ISSUED / REVISIONS
ISSUED FOR PUBLIC HEARING 03-23-2023

SHEET TITLE:
EXTERIOR DETAILS

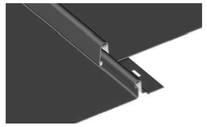
DATE:	DRAWN BY:
01-19-2023	SSJ
SCALE: AS NOTED	CHECKED BY: PRS

A-3.4

EXTERIOR MATERIALS, COLORS, AND FINISHES

NOT FOR CONSTRUCTION

ROOFING:
ATAS, BLACK 16"
STANDING SEAM



BRICK:
ROMABIO; LIME
SLURRY;
AVORIO WHITE

BACK SIDING AND POSTS:
MAHOGANY; STAINED
SIKKENS NATURAL

EXTERIOR HARDWARE
EMTEK
FLAT BLACK

RETAINING WALLS:
MATERIAL
EXCAVATED
AT SITE

TERRACE AND WALKWAY:
CAMBRIDGE;
LEDGESTONE;
ONYX NATURAL

FLASHING SOFFITS, RAKES, EAVES, GUTTERS, AND LEADERS
ALCOA BLACK
ALUMINUM

WINDOWS/ GLASS DOORS:
PELLA: IRON ORE

PANELS/ TRIM: POSTS:
AZEK; PAINTED;
BEnMOORE BLACKTOP
2135-10

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

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ISSUED 03-23-2023
FOR PLANNING BOARD
PUBLIC HEARING

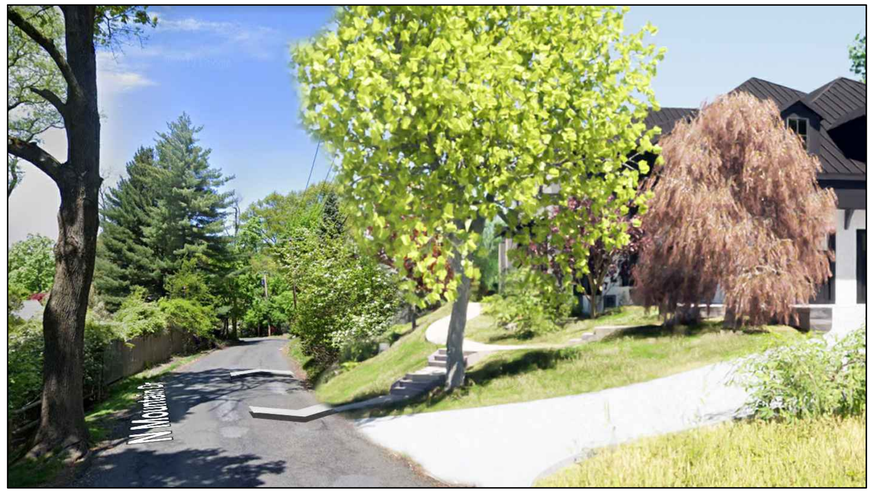
SHEET TITLE:
EXTERIOR MATERIALS COLORS AND FINISHES

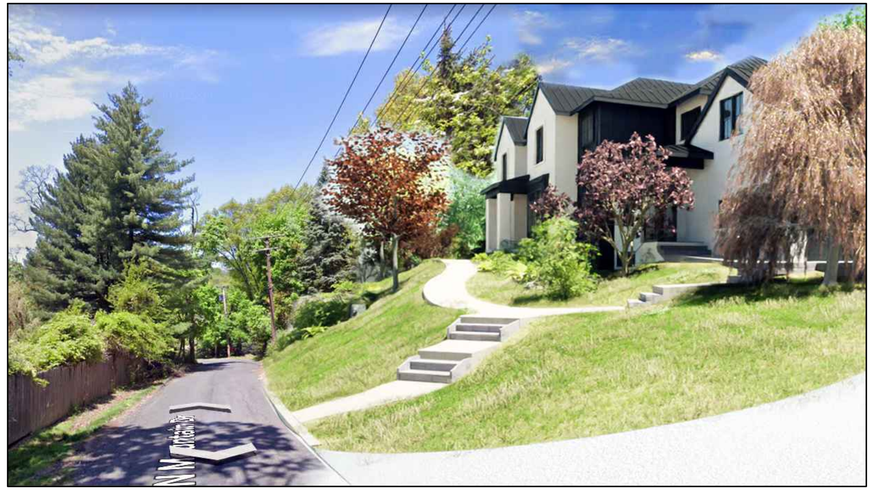
DATE:	DRAWN BY:
02-02-2023	**SSJ**
SCALE:	CHECKED BY:
AS NOTED	**PRS**

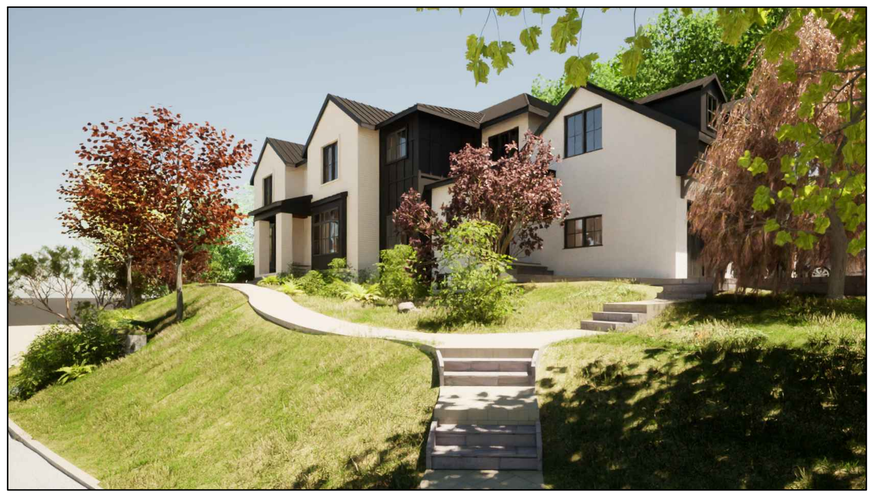
A-3.5

RENDERINGS WALKING DOWN NORTH MOUNTAIN DRIVE

NOT FOR CONSTRUCTION







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STATE OF NEW YORK
TITUS W. INGRAM
100193
LICENSED PROFESSIONAL ENGINEER

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SHEET TITLE:
RENDERINGS

DATE:	DRAWN BY:
02-02-2023	**SSJ**
SCALE:	CHECKED BY:
AS NOTED	**PRS**

A-3.6