

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
GROUND SNOW LOAD	WIND DESIGN			SEISMIC DESIGN CATEGORY (RCMY ONLY)	SUBJECT TO DAMAGE FROM				ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION		WEATHERING	FROST LINE DEPTH	TERMITES	CLIMATE ZONE				
30 LBS / SQ.FT.	*SPECIAL WIND REGION	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	YES	**FIRM COMMUNITY PANEL NUMBER 36908	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 derived values taken from Section 1609 of the IRC 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 FEMA 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
TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT									
4A	0.35	0.55	0.4	49	20 OR 13 + 5	8 / 13	19	10 / 13	10 , 2 FT
TABLE R402.1.4 EQUIVALENT FACTORS									
4A	0.35	0.55		0.026	0.06	0.098	0.047	0.047	0.059

LIST OF ADJACENT PROPERTY OWNERS					
OWNERS DISTRICT	LOT INFORMATION PARCEL	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	
1	OF-6	3.100-74-16	FRANK AND MARIE FIROR	25 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
2	OF-6	3.100-74-17	JERRY AND ALEXANDRA KULPA	15 BLANCHARD AVENUE DOBBSFERRY, NY 10522	
3	OF-6	3.100-74-18	EILEEN WALSH TRUST	21 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
4	OF-6	3.100-74-19	JOSEPH ZYCH, JOANN JAYNE	1509 PENNY LANE GILBERTSVILLE, PA 11925	27 BLANCHARD AVENUE
5	OF-6	3.100-74-20	JOSEPH AND MARY PERILLO	31 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
6	OF-6	3.100-74-21	STEPHANIE M. GEARY	33 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
7	OF-6	3.100-80-1	STEVEN A. DEGREE, JAMIE ADORNO	47 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
8	OF-6	3.100-80-2	LEONARD SCAPEROTTA, 55 NORTHFIELD REALTY LLC	55 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
9	OF-6	3.100-80-3	CARMELA SANZI, ERNESTO SANZI	61 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
10	OF-6	3.100-80-4	GEPPINO AND GIACINTA MUCCACCARO	21 GOULD AVENUE DOBBS FERRY, NY 10522	
11	OF-6	3.100-80-5	MARIA LANGER	33 GOULD AVENUE DOBBS FERRY, NY 10522	
12	OF-6	3.100-80-6	GENE ROBINS TRUST, SYBIL ROBINS TRUST	37 GOULD AVENUE DOBBS FERRY, NY 10522	
13	OF-6	3.100-80-16	MICHAEL AND KRISTIE FON	42 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
14	OF-6	3.100-80-17	THOMAS E. LYONS, LIFE ESTATE	36 MOULTON AVENUE DOBBS FERRY, NY 10522	
15	OF-6	3.100-80-18	JEAN MAZZARO	34 MOULTON AVENUE DOBBS FERRY, NY 10522	
16	OF-6	3.100-80-19	DANIEL J. AND ROSE HARTNETT	30 MOULTON AVENUE DOBBS FERRY, NY 10522	
17	OF-6	3.100-80-20	GENE ROBINS, SYBIL ROBINS	37 GOULD AVENUE DOBBS FERRY, NY 10522	VACANT LAND
18	OF-6	3.100-81-3	DENNIS CONNOR	62 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
19	OF-6	3.100-81-4	DOMINIC TURDO, NICHOLAS TURDO	58 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	VACANT LAND
20	OF-6	3.100-81-5	DOMINIC TURDO, NICHOLAS TURDO	56 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
21	OF-6	3.100-81-6	HELEN KITSIOS, JOHN APOSTOLOPOULOS	6 MOULTON AVENUE DOBBS FERRY, NY 10522	
22	OF-6	3.100-83-1	CAROL M. AND VINCENT V. BOCCUMINI	35 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
23	OF-6	3.100-83-2	ANNA MARIE KNEIGHT	43 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
24	OF-6	3.100-83-4	HARVINDER JULKA	45 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	SUBJECT PROPERTY
25	OF-6	3.100-83-5	FRANK P. SPADACINI JR., TERRY MARIE	27 MOULTON AVENUE DOBBS FERRY, NY 10522	
26	OF-6	3.100-83-6	FAUST VENTURINO, DALE VENTURINO	34 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
27	OF-6	3.100-83-7	HENRY H. CHOU, CHRISTINE M. YU	38 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
28	OF-6	3.100-83-8	HENRY L. BRETTS JR., LORI JEAN BRETTS	30 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
29	OF-6	3.100-84-1	TANG QUI, YU LAN XU	1 MOULTON AVENUE DOBBS FERRY, NY 10522	
30	OF-6	3.100-84-2	STEVEN OGIBENE, SOPHIA AU	5 MOULTON AVENUE DOBBS FERRY, NY 10522	
31	OF-6	3.100-84-3	EDMOND AND ARLENE MANLEY	48 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
32	OF-6	3.100-84-4	FRANCIS M. FARRELL	66 HEATHERDELL ROAD ARDSLEY, NY 10502	44 NORTHFIELD AVENUE
33	OF-6	3.100-84-5	NANCY CASADONE	40 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
34	OF-6	3.100-84-6	EDWARD AND MARY GRANT	34 NORTHFIELD AVENUE DOBBS FERRY, NY 10522	
35	OF-6	3.100-84-7	ANGEL D. ALCANTARA, ALEXANDRA MANZANO	4 BLANCHARD AVENUE DOBBS FERRY, NY 10522	
36	OF-6	3.100-84-8	JOSEPH CARNEY	2 BLANCHARD AVENUE DOBBS FERRY, NY 10522	

### PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE REMOVAL OF APPROXIMATELY 625 SQUARE FEET OF ASPHALT PAVING AND THE REMOVAL OF APPROXIMATELY 397 SQUARE FEET OF BRICK PAVING, REDUCING THE EXISTING IMPERVIOUS SURFACE AREA ON THE SITE FROM APPROXIMATELY 4,433 SQUARE FEET, OR 64.48% OF THE LOT AREA, TO 4,069 SQUARE FEET, OR 59.19%. THE OF-6 ZONING DISTRICT WITHIN WHICH THE PROPERTY IS LOCATED LIMITS IMPERVIOUS SURFACE AREA TO 54% OF THE LOT AREA. A VARIANCE FOR IMPERVIOUS SURFACE IS REQUIRED.

PROPOSED IS THE CONSTRUCTION OF A COVERED TERRACE BUILT ON THE WEST SIDE OF THE HOUSE TO PROVIDE AN EXTERIOR ENTERTAINMENT AREA. THIS TERRACE WILL BE ROOFED, BUT OPEN ON THREE SIDES. THE TERRACE WILL BE PAVERS ON A CONCRETE SLAB. THE ROOF STRUCTURE WILL BE HEAVY TIMBER TRUSSES SUPPORTED BY HEAVY WOOD BEAMS AND POSTS. AN EXTERIOR FIREPLACE AND AN OUTDOOR KITCHEN WILL BE LOCATED UNDER THE ROOF STRUCTURE.

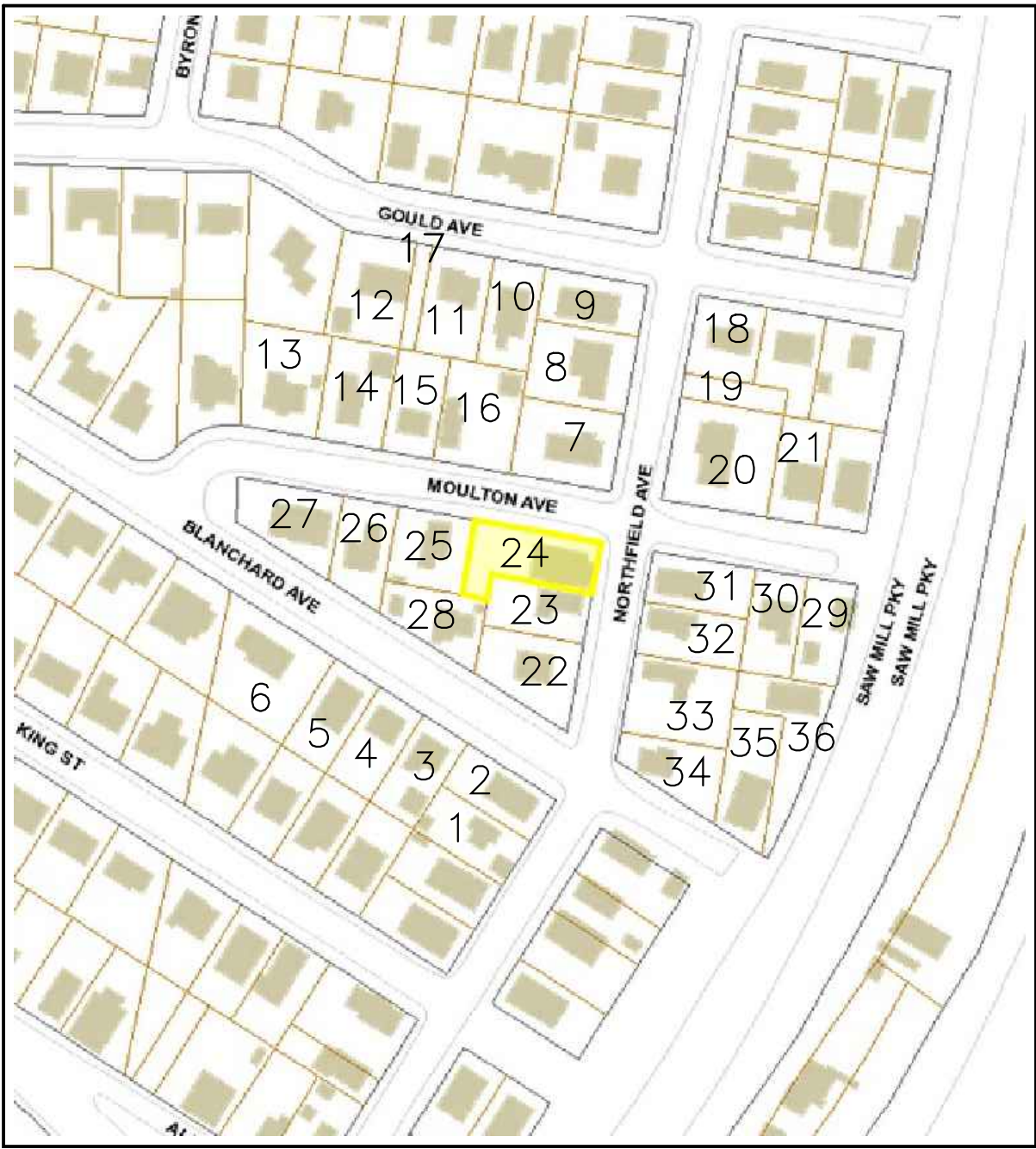
STORM WATER RUNOFF FROM THE PROPOSED COVERED TERRACE WILL BE COLLECTED AND RETAINED ON SITE IN A SUBSURFACE STORM DRAINAGE SYSTEM.

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

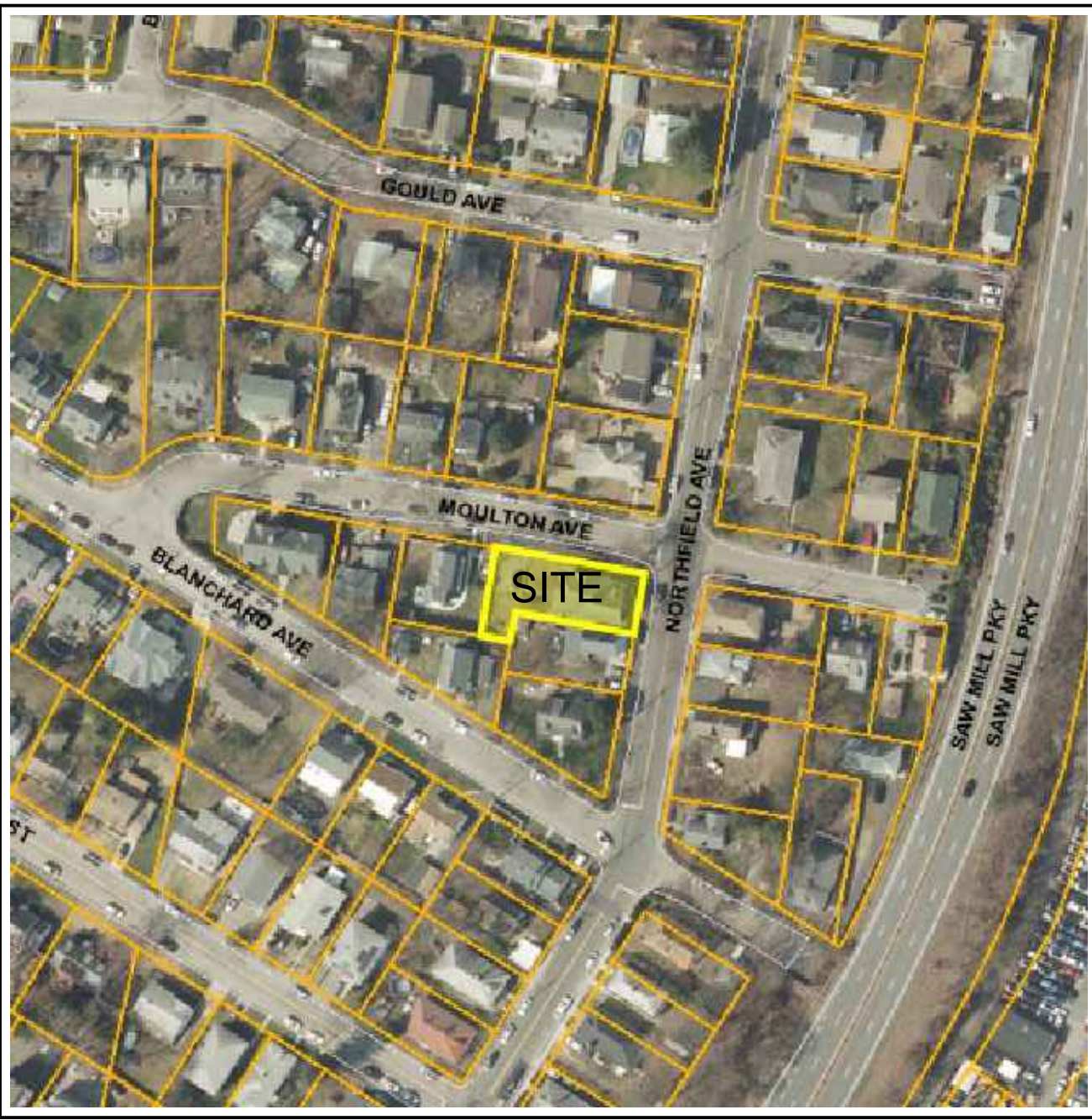
# JULKA RESIDENCE

## 45 NORTHFIELD AVENUE

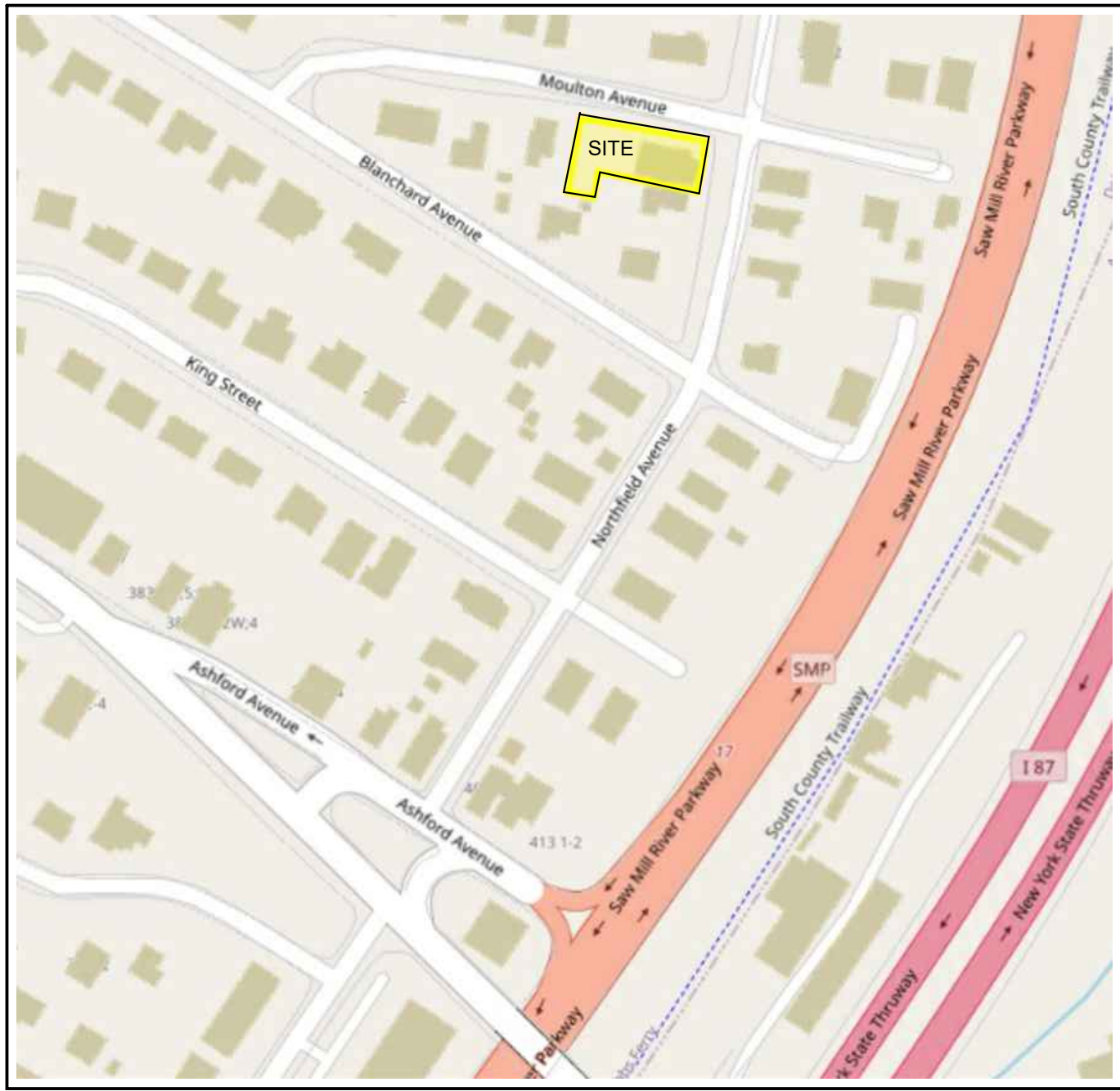
## DOBBS FERRY, N.Y. 10522



VICINITY MAP  
NOT TO SCALE



AERIAL LOCATION MAP  
NOT TO SCALE



SITE LOCATION MAP  
NOT TO SCALE

#### CODE COMPLIANCE NOTES:

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

LIST OF DRAWINGS		ZONING BOARD OF APPEALS
CS	LIST OF DRAWINGS, LOCATION MAPS, DESIGN CRITERIA	● 12-21-21
EX - 1	EXISTING FIRST FLR PLAN, NORTH, WEST, AND SOUTH ELEVATIONS	● 12-21-21
A - 1	SITE PLAN, ZONING TABLE	● 12-21-21

LIST OF APPROVALS REQUIRED	
BOARD	DATE
ZONING BOARD OF APPEALS	
PLANNING BOARD	
ARCHITECTURAL AND HISTORIC REVIEW BOARD	

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS 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 EDUCATION LAW ARTICLE 145 SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

**Integral Engineering Services**  
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914-274-0343 : m  
info@integralengr.com : e  
www.integralengr.com : w

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

**GOTHAM DESIGN**  
AND COMMUNITY DEVELOPMENT LTD.

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

#### ISSUED / REVISIONS

SHEET TITLE:  
**COVER SHEET**

DATE:  
**12-21-2021**  
SCALE:  
**AS NOTED**

DRAWN BY:  
**MB**  
CHECKED BY:  
**PRS**

**CS**





NORTH ELEVATION ( MOULTON AVENUE )

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



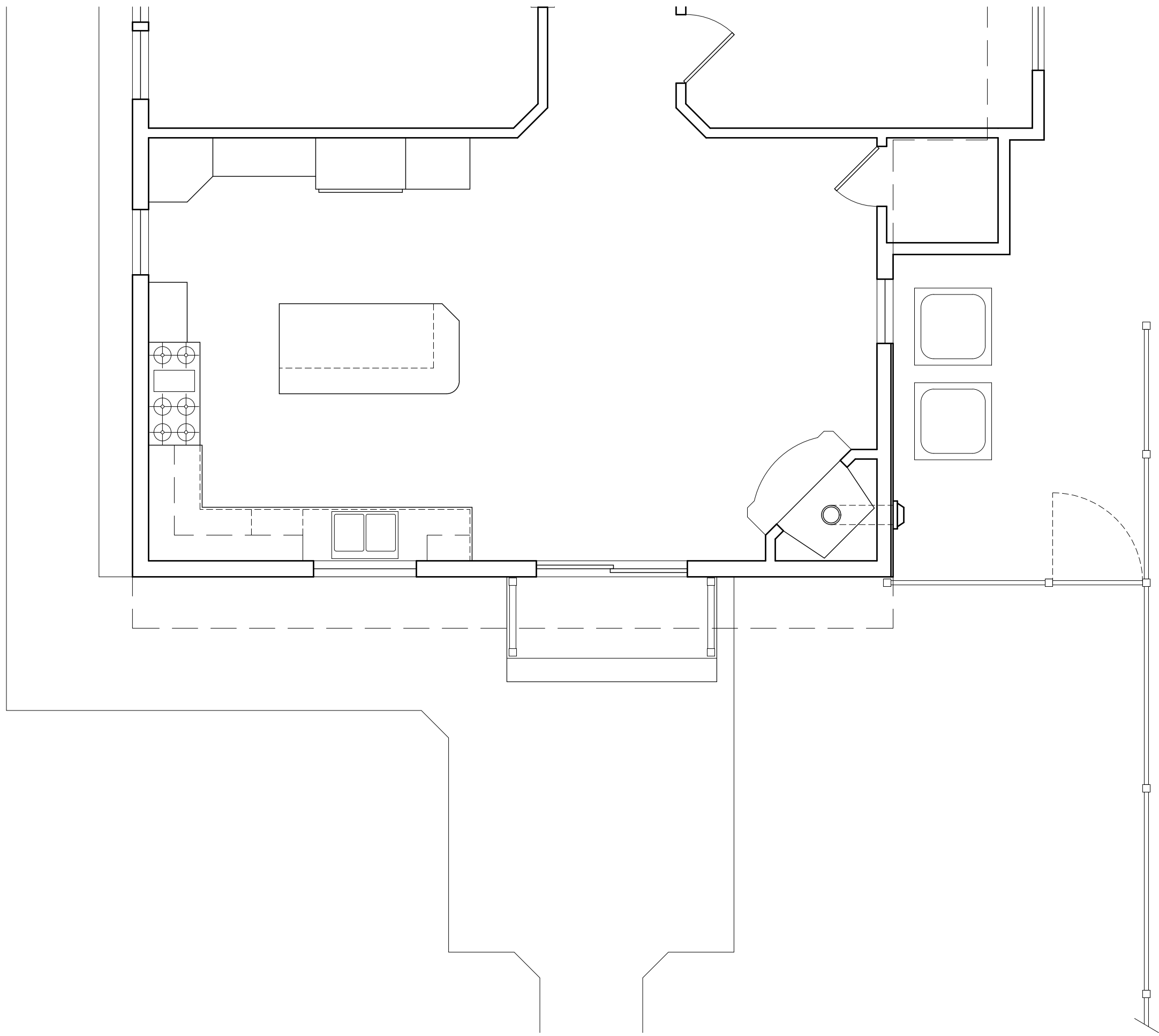
WEST ELEVATION

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

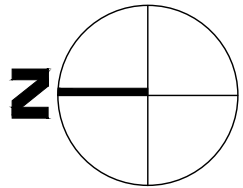


SOUTH ELEVATION

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



PLAN - NORTH



PARTIAL FIRST FLOOR PLAN

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

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

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PROJECT TITLE:  
**JULKA RESIDENCE**

45 NORTHFIELD AVENUE  
DOBBS FERRY, NEW YORK 10522

PROJECT NO.: **2111**

**GOTHAM DESIGN**  
AND COMMUNITY DEVELOPMENT LTD.

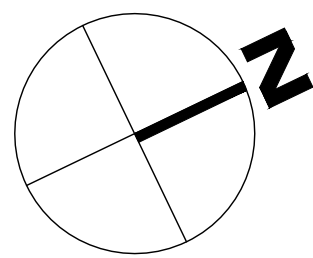
329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
email: arch329@gmail.com

ISSUED / REVISIONS


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

DATE: <b>12-21-2021</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>


**EX-1**




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



A horizontal graphic scale bar with a black and white alternating pattern. It is marked with the numbers 0, 5, 10, and 20, representing feet.



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



A horizontal graphic scale bar with a black and white alternating pattern. Below the bar are numerical markings at 0, 5, 10, and 20.

# A-1