

The Altshuler Residence

11 Fairlawn Avenue, Dobbs Ferry, New York 10522

NOTES

1. Approval subject to all requirements and resolutions of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval.
2. All construction work shall be performed in compliance with the administrative Building Code of the village of Dobbs Ferry, NY, and all other applicable ordinances and regulation of all Governing Agencies having jurisdiction over the work.
3. All Construction, including Plumbing, Mechanical and Electrical work, to be performed by Licensed Contractors and all required permits and certification shall be obtained prior to commencement of work.
4. The services of Gregory Sharp Architect (GSA) are being performed solely for the client's benefit and no Contractor, Subcontractor, Supplier, Fabricator, Manufacturer, Tenant, Vendor, Consultant or other third party shall have any claim against GSA as a result of the architectural agreement with the client or the performance or non-performance of GSA's services. It is understood that this provision will be brought to the attention of the parties with whom the client contracts and have them do the same with those who they contract.
5. The Construction and vendor contracts shall include provision describing GSA's role as stated in this agreement with respect to construction and installation of the furnishing and require the Contractor(s) (and any Vendors(s) working on the job site) to indemnify the client and GSA as set forth in the indemnification clause below, which shall appearing in the Construction and Vendor Contracts. This obligation shall be insured by the contactor(s) and its subcontractors and any vendor working on the job site.
6. The contractor(s) shall defend, indemnify and hold harmless GSA and their respective directors, officers, partners, employees, and agents, from any and all claims directly or indirectly arising or alleged to arise out of the adjoining land or driveways, or streets or alleys used in connection with the performance of the work, and from any and all claims by Workmen, Suppliers or Subcontractors who are involved in the performance of the work.
7. The obligators set forth in this provision shall specifically include, but not be limited to, all claims directly or indirectly arising or alleged to arise under any scaffolding, structural work with respect to the protection of adjacent landowners.
8. The Contractor(s) shall be notified of any claims against GSA and given such reasonable information, authority and assistance as may be requested by him to enable him to perform the obligations set forth in this section. Failure to notify the Contractor(s) of a claim or to give such information, authority and assistance shall not discharge the obligations set forth in this section unless the Contractor(s) has been prejudiced in the defense of such a claim.
9. The Contractor(s) also expressly warrants and guarantees to GSA that all work performed by the Contractor(s), its Workmen, Suppliers and Subcontractors, shall conform to the requirements of the the contract documents and shall be performed in a safe and careful manner. The foregoing shall not deprive GSA of any other action, right or remedy otherwise available to them, at common law or otherwise. The term "Work" for purposes of this section means the obligations undertaken by the Contractor(s) pursuant to the contract documents. Work includes, unless specifically excepted, Furnishing all Material, Labor, Equipment, Supplies, Plant, Tools, Scaffolding, Transportation, Superintendence, Insurance, Taxes and all other Services, Facilities, and Expenses necessary for the full performance and Completion of the Requirements of the Contract Documents. Work also includes that which produced, constructed or built pursuant to the Contract Documents.
10. The Construction Contacts shall include a provision requiring the Contractor(s) or Vendor(s) to warrant to the Client and GSA that all Materials and Equipment Furnished will be new unless otherwise specified, and that all work will be of good quality, free from faults and defects and in conformance with the Construction Documents.

- General Construction Notes: Building Department
- 1.0 The Building is a Single Family Residence
- 2.0 The New International Type Building Code went into effect in New York State on 2020.
- 3.0 Special Inspection Items:
- *Sediment and Erosion Control
 - *Footing
 - *Preparation for Concrete Slabs and Walls
 - *Framing
 - *Building Systems, including underground rough in.
 - *Fire resistant Construction and Penetrations
 - *Insulation
 - *Solid Fuel
 - *Foundation and Footing drain
 - *Energy Code Compliance
 - *Final Inspection for Cof O
 - *Additional State and Local Law Inspections as required.

- 4.1 Scope of work: New Home and Garage to built.
The project can be summarized as a Basement plus 1 floor with attached Garage.
- 4.2 All Proposed work will be set on undisturbed soil.
- 4.3 All doors marked F.P.S.C. shall be at least 1 hour fire rated.
- 4.4 All masonry partitions shall be braced.
All finishes over .036 of an inch in thickness shall comply with flame spread rating or be approved by the Board of Standards and Appeals.
Sprinkler and Mechanical System will be filed under separate application.

- General Safety Notes
- 1.2 Construction operations shall be confined to normal working hours:
7 am - 7 pm MONDAY-SATURDAY, except legal holidays.
- 2.1 All work shall be done in accordance with the New York State Building Code and regulations of all other state, local or federal agencies having jurisdiction.
- 2.2 The Contractor shall provide adequate bracing and shoring to ensure the structural stability of the premises.
- 2.3 The Contractor must conduct their activities so as not to endanger any individual.
Contractors shall comply with all applicable OSHA codes.
- 2.4 All Contractors shall be equipped with safety equipment including gloves, eye protection or other specialized equipment required for the work being performed.
- 2.5 The Contractor shall maintain work areas and access ways thereto safe against intrusion of unauthorized persons. The Contractor shall be responsible for keeping unauthorized persons out of the work area and for protecting the safety and security of the Owners and general public.
- 2.6 The Contractor shall be required to protect from falling debris all persons and property in areas beneath and adjoining the work area.
- 2.7 Work which necessitates the use of chemicals or equipment that produces noxious fumes or excessive noise, will be allowed during normal business hours. Should such work be required, arrangements shall be made with the the Owner. The Owner reserves the right to stop any work, which causes excessive disturbances.

- 2.8 Separate access to the affected areas shall be provided by the Contractor and shall be made safe and non-accessible during non-working hours. Construction-related traffic shall be permitted as designated by the Owner.
- 3.0 Storage
- 3.1 No flammable, toxic or hazardous materials or supplies shall be allowed in the Building unless specifically approved by the Owner. Storage of such materials is to be in a manner and location designated by the Property Owner.
- 3.2 Material Safety Data Statements covering safety information, contents and antidotes will be filed with the Property Owner for all materials used in the Building.
- 3.3 Contractor materials are not to be stored in any public or occupied areas. Owner is not responsible for the theft or damage of construction equipment or materials stored in the building.
- 3.4 All building materials stored at the construction area and/or in any area of the building are to be secured in a locked area. Access to such areas to be controlled by Owner and/or Contractor.
- 4.0 Deliveries
- 5.0 Sprinklers and Fire Alarms
- 5.1 No work is to be done which affects any aspect of the Buildings sprinkler or fire alarm system without prior approval of the Property Owner. Alarm panels must be returned to full operation by the end of the day.
- 5.2 There must be one (1) fire extinguisher for every seventy-five feet (75'-0") on the job at all times. ABC type all-purpose extinguishers shall be used.
- 5.3 All required permits, a Fire Watch (by persons caring of Qualification and Fitness) and protective blankets are required for all burning and welding.
- 6.0 Trash Removal
- 6.1 Construction debris and all trash shall be removed from the work area daily and placed in a legal container arranged for by the Contractor. Contractor is responsible for general area of where debris is disposed of (ie where trash drops or is blown from the container).
- 7.0 Damage
- 7.2 The Contractor shall assume responsibility to protect all materials from loss or damage at no cost to the Owner, until they are finally incorporated into the work and accepted, whether or not the Owner has paid them for.
- 8.0 Disconnecting Equipment, Utilities

Required Notes from Town:

- All work must conform to the satisfaction of the building inspector.
- The Building Inspector or Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.
 - "As-Built" drawings of the site improvements shall be submitted to the Village Engineer for the review prior to obtaining Certificate of Occupancy.
 - Infiltration system access ports shall be shown on the "As-Built".
 - The infiltration system must not be connected until construction is complete and the site is stabilized. A note, stating as much, should be added to the plans.
 - Cut/Fill material shall not be imported to or exported from the site.
 - Fill material imported to the site shall be certified in writing by a New York Licensed Professional Engineer as clean, non contaminated fill suitable for the intended use.
 - Before the plan site is signed by the chairman of the planning board, the applicant shall be required to post a performance bond or other type of acceptable monetary guarantee wich shall be in the amount determinted by the Planning Borad and the Village Engineer and in a form satisfactory to the Village Attorney.

ZONING AS PER TABLES B-5, B-5 (SLIDING SCALES)				
PROPERTY LOCATION: 11 FAIRLAWN AVENUE, DOBBS FERRY N.Y. BLOCK:134 LOT:12 TAX ID: 3.150-134-12				
OWNER: THE ALTSHULER RESIDENCE				
ZONING DISTRICT : OF-6 ONE-FAMILY RESIDENTIAL 6				
REQUIREMENT	UNITS	REQUIRED / ALLOWED	EXISTING	PROPOSED
MINIMUM NET LOT AREA	S.F.	5,000	26,164 SF.	37% SLOPE (-50% OFF LOT AREA) 13,082
MINIMUM LOT WIDTH	FT.	50	151	N/A
MINIMUM LOT DEPTH	FT.	100	169	N/A
MAXIMUM LOT COVERAGE BY BUILDING	S.F.	13,082 x .75 = 9,811.5	0	3,255 S.F.
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	13,082 x .75 = 9,811.5	438 S.F.	5,287 S.F.
MINIMUM YARDS				
FRONT YARD SETBACK	FT.	40	N/A	9'-2"
SIDE YARD SETBACK (EACH)	FT.	20	N/A	16-45
SIDE YARD SETBACK (BOTH)	FT.	50	N/A	61
REAR YARD SETBACK	FT.	40	N/A	90
STORIES	#	2 1/2	N/A	1
MAXIMUM HEIGHT	FT.	35	N/A	28
FAR	S.F.		N/A	4,473
OFF STREET PARKING	#	2	2	2

TABLE OF CONTENTS

	Title page
T-001	Survey
-	Proposed Site Plan
A-001	Proposed Basement
A-002	Proposed First Floor
A-003	Proposed Roof Plan
A-004	Proposed Elevations & Sections
A-005	Conceptual Section
A-006	Perspectives
A-007	Perspectives
A-008	Perspectives

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Effective 10/03/2016)											
Location: Village of Dobbs Ferry Zip Code: 10522											
Ground Snow Load	Wind Design		Seismic Design Category (RCHY Dry)		Subject to Damage From		Flood Hazards		Air Freezing Index		Mean Annual Temp
	Speed (mph)	Type Effects	Special Wind Region	Wind - borne Debris Zone	Weathering	First Line Depth	Termitte	Climat e Zone	Ice Barrier Underlayment Req'd		
30	"Special Wind Region	NO	NO	NO	C	Severe	42"	Moderat e to Heavy	4A	YES	
**FIRM COMMUNITY - PANEL MAP# 3611902061F EFFECTIVE DATE: 8-28-2007											

NYS Stretch Energy Code 2020		
Building Envelope Fenestration Maximum U-Factor and SHGC Requirements Table C402.4		
Climate Zone : 4		
Vertical Fenestration		
U-Factor	Fixed Fenestration	0.36
	Operable Fenestration	0.43
	All Other Vertical Fenestration	
	All Fenestration	0.30
SHGC	Entrance doors	0.77
	PF < 0.2	0.36
	0.2 ≤ PF < 0.5	0.43
	PF ≥ 0.5	0.58
Skylights	U-Factor	0.48
	SHGC	0.38
SHGC	SHGC	SHGC
PF = Projection Factor.		
a. U-factor and SHGC shall be rated in accordance with NFRC 100.		

NYS Stretch Energy Code 2020			
Opaque Thermal Envelope Assembly Maximum Requirements, U-Factor Method. Table C402.1.4			
Climate Zone : 4		All other	Group R
Roofs	Insulation Entirely above roof deck	U-0.030	U-0.030
	Metal Buildings	U-0.035	U-0.035
	Attic and other	U-0.020	U-0.020
	Mass	U-0.099	U-0.086
Walls, above grade	Metal Building	U-0.048	U-0.048
	Metal framed	U-0.061	U-0.061
	Wood framed and other	U-0.061	U-0.061
Walls, below grade	Below-grade wall	C-0.119	C-0.092
Floors	Mass	U-0.057	U-0.051
	Joist/ framing	U-0.033	U-0.033
Slab-on-grade floors	Unheated slabs	U-0.052	U-0.052
	Heated slabs	U-0.063	U-0.063
Opaque Doors	Swinging	U-0.050	U-0.050
	Garage door < 14% glazing	U-0.031	U-0.031

*115 MPH to 120 MPH. The specialist wind region should serve as warning to design professionals in evaluating wind loading conditions. Wind speed 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 consider 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 FIRM web site <http://floodmap.floodsmart.com/>

2 Construction Sequences

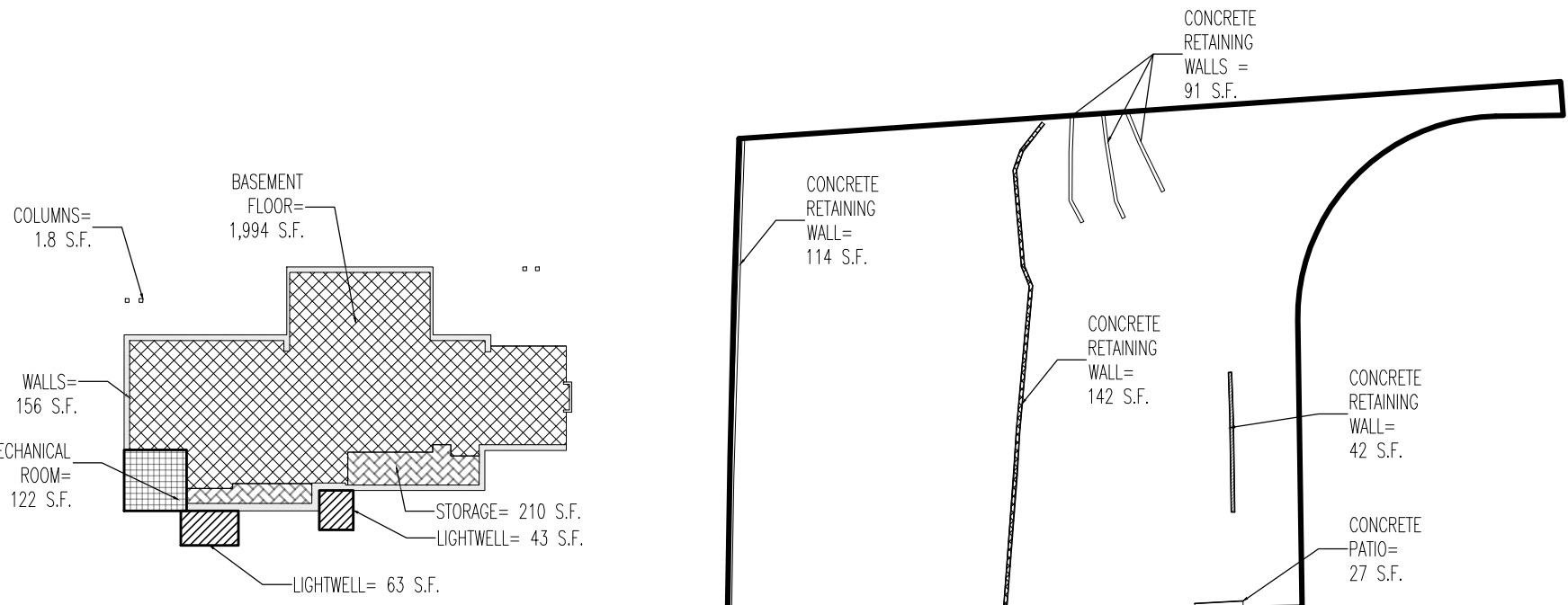
- Phase 1 ~ 3 weeks.
- General Site Work, Silt Fence, Tree Protection, Tree removal, Excavation, Utility Connections, Locate Concrete Footings and Foundation Preparation.
- Phase 1.2 ~ 4 weeks
- Concrete Foundation, Underground plumbing.
- Phase1.3 ~ 3 weeks
- Basement Concrete Slab, Backfilling foundation, Site Grading, Soil Retention, Site Drainage.
- Phase 2 ~ 16 Weeks
- Rough Framing, Structural Steel work, Wood Framing, Sub-floors, Sub-Roof, Sheathing, Air Barrier.
- Phase 2.1 ~ 8 Weeks
- Roofing, Installing Windows, Installing Siding and Exterior Finishes, Interior Framing and Stairs
- Phase 2.2 ~ 12 Weeks
- All rough in Mechanical, Electrical, and Plumbing. Modifying Framing as required, prepare to accommodate finishes etc.
- Phase 3 ~ 12 Weeks
- Install Sheetrock, Tape and Prime, Tile and Stone Finishes, Bathroom and Kitchen Waterproofing, Wood Flooring, Decking etc.
- Phase 4 ~ 12 Weeks
- Install Millwork, Cabinets, Closets, Doors, Hardware, Appliances, Final Paint and Accessories
- Phase 4.1 ~ 6 Weeks
- Final Landscaping, Hardscape, Plantings, Clean Up, Close Out, C of O. Punch List.
- *Case Development Projects that this project will take approximately 15 Months in total construction time and there will be some overlap between the phases. We are hoping to begin upon approval from the Village in the early spring 2017.

3 Maintenance Guidelines For Cultec Stormwater System

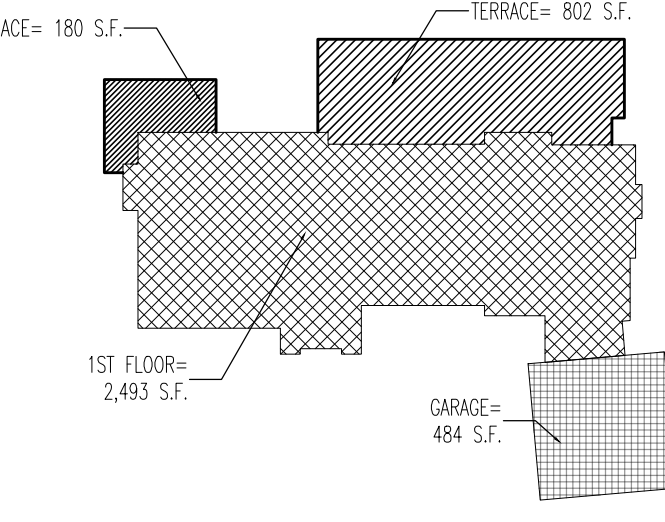
- The following guidelines shall be adhered to for the operation and maintenance of the CULTEC stormwater management system:
- a. The owner shall keep a maintenance log which shall include details of any events which would have an effect on the system's operational capacity.
 - b. The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.
 - c. Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.
 - d. Debris removed from the stormwater management system shall be disposed of in accordance with applicable laws and regulations.

4. Suggested Maintenance Schedules

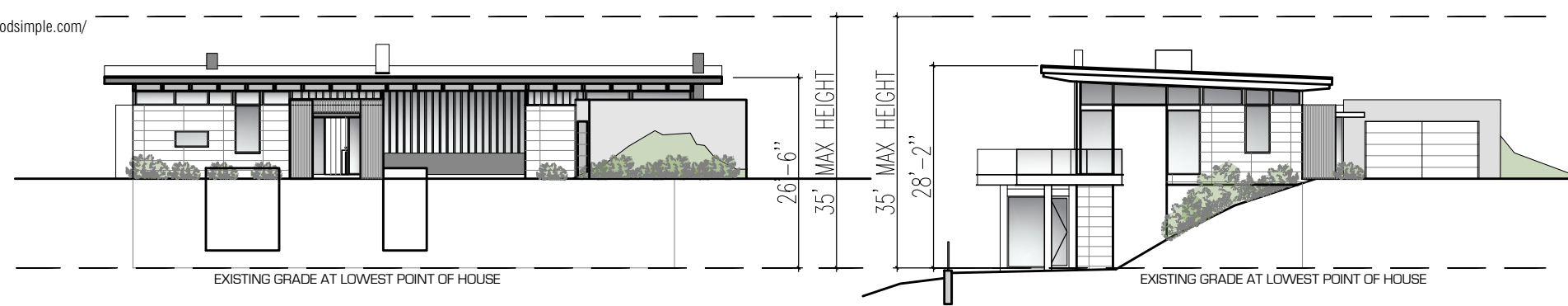
- a. Minor Maintenance
The following suggested schedule shall be followed for routine maintenance during the regular operation of the stormwater system:
Frequency Action Monthly in first year Check inlets and outlets for clogging and remove any debris as required.
Spring and Fall Check inlets and outlets for clogging and remove any debris as required.
One year after commissioning and every third year following
Check inlets and outlets for clogging and remove any debris as required.
- b. Major Maintenance
The following suggested maintenance schedule shall be followed to maintain the performance of the CULTEC stormwater management chambers. Additional work may be necessary due to insuffi cient performance and other issues that might be found during the inspection of the stormwater management chambers.



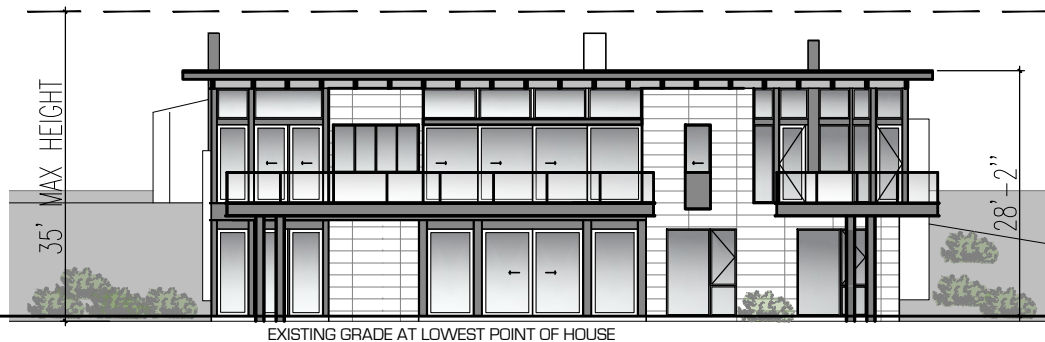
2 Zoning Diagram - Basement
SCALE: NS
Building (Basement): 1,994 S.F.
Mechanical: 122 S.F.
Storage: 210 S.F.
Walls: 156 S.F.
Columns: 1 B.S.F.
Lightwells: 106 S.F.
FAR: 1.994 S.F.



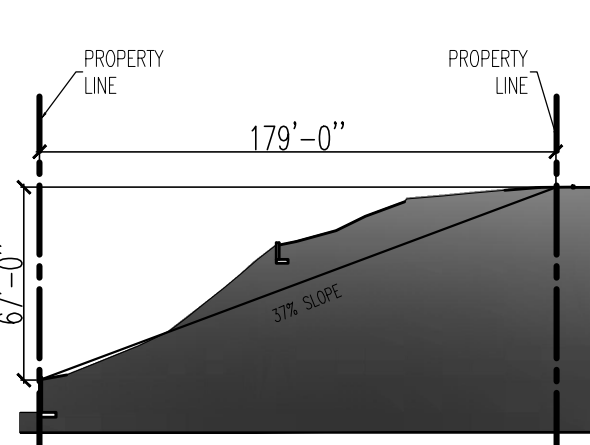
3 Zoning Diagram - First Floor
SCALE: NS
Building (1st. Floor): 2,479 S.F.
Garage: 484 S.F.
Terraces: 983 S.F.
FAR: 2.479 S.F.



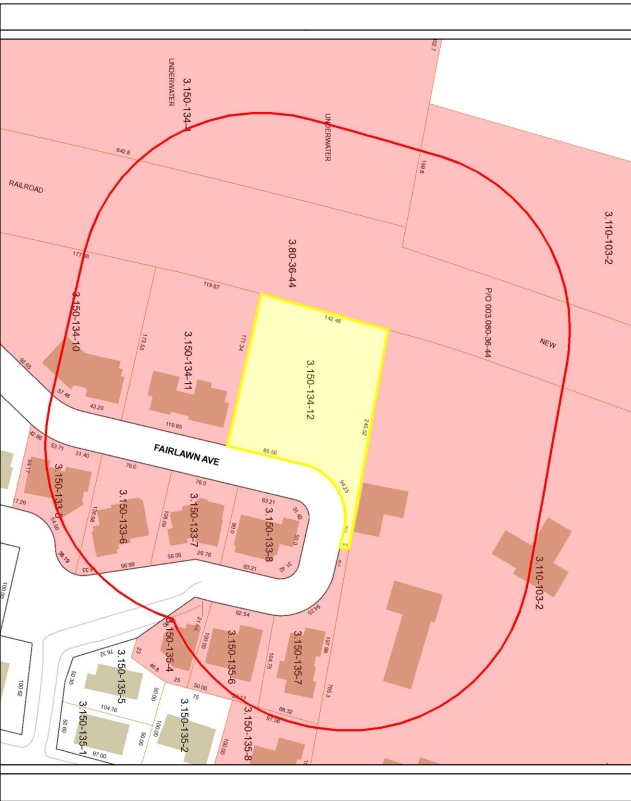
6 Proposed Front Elevation
SCALE: NS



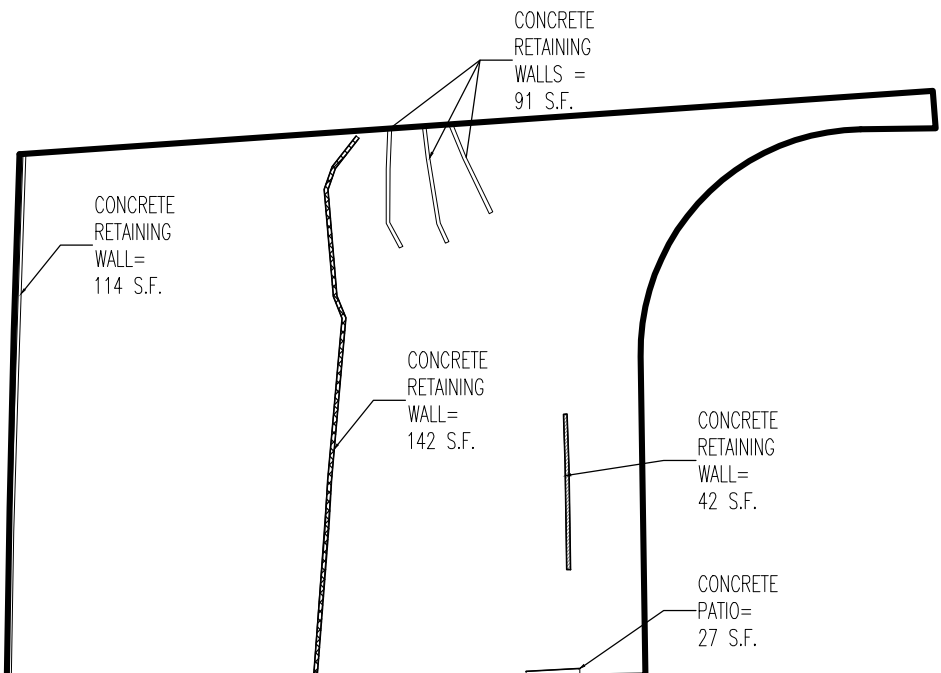
8 Proposed Rear Elevation
SCALE: NS



10 Site Section- % Slope Diagram
SCALE: NS

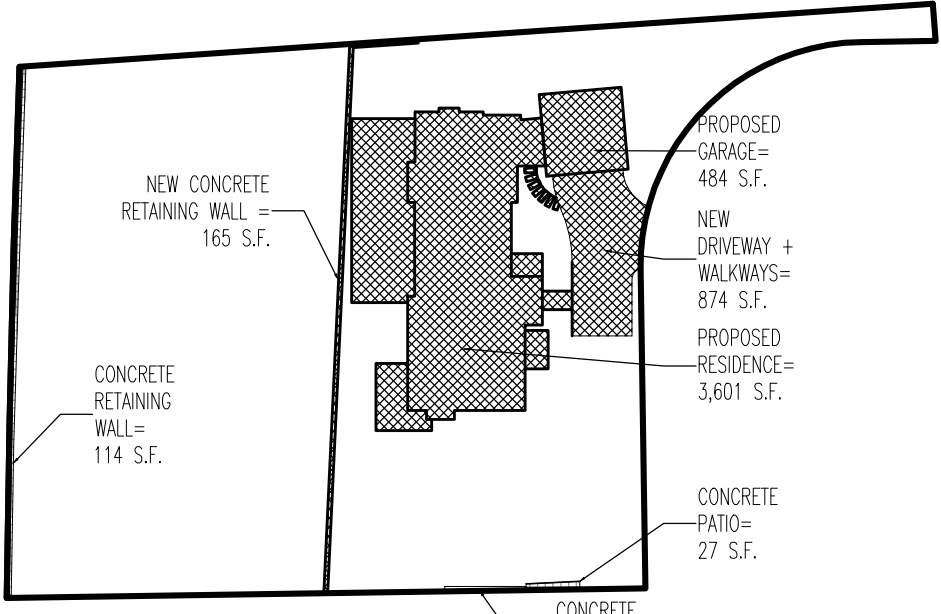


11 Land Parcel and Surrounds from above
Do Not Scale See - Dimensions



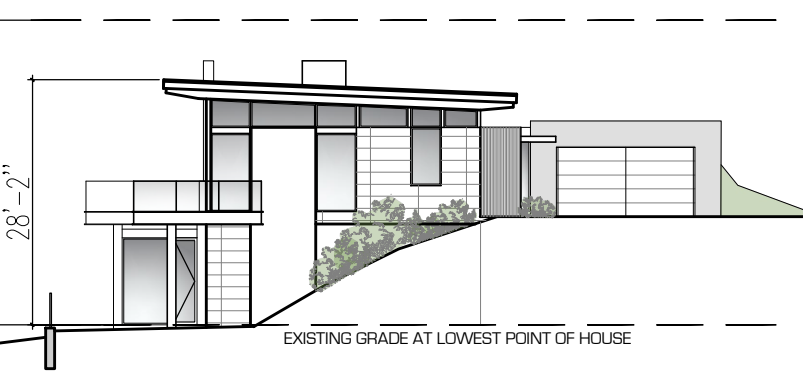
4 Existing Site Plan
SCALE: NS

Impervious coverage surface: 438 sq.ft. (3.34%)

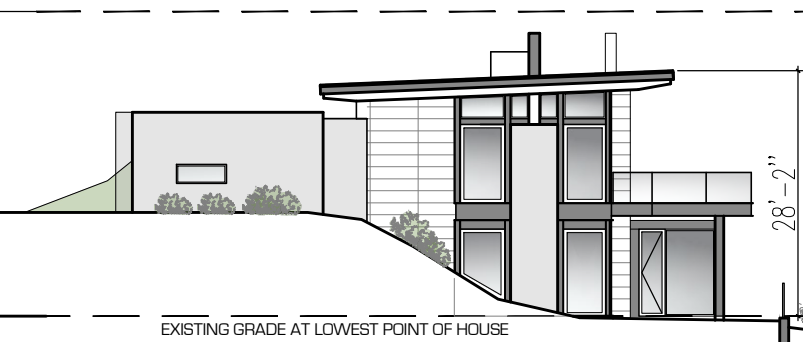


5 Proposed Site Plan
SCALE: NS

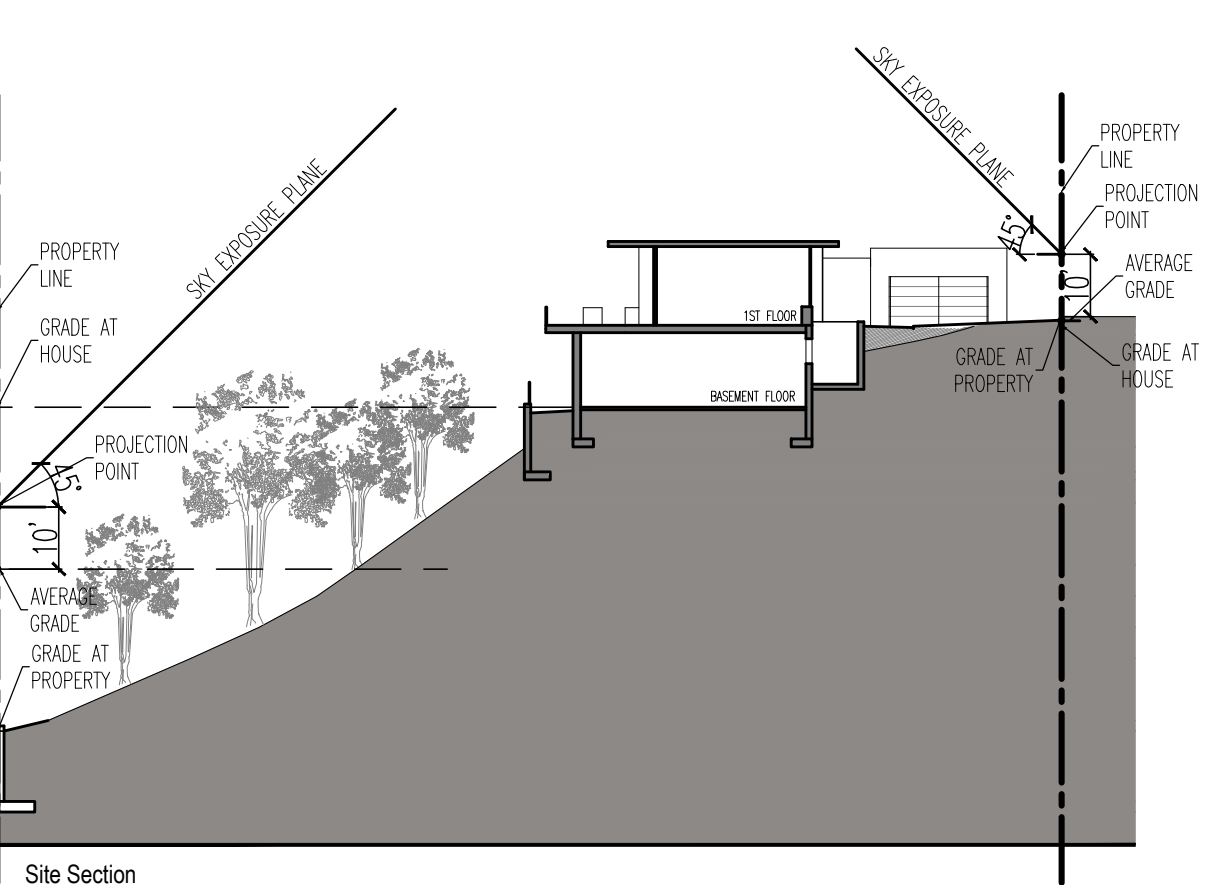
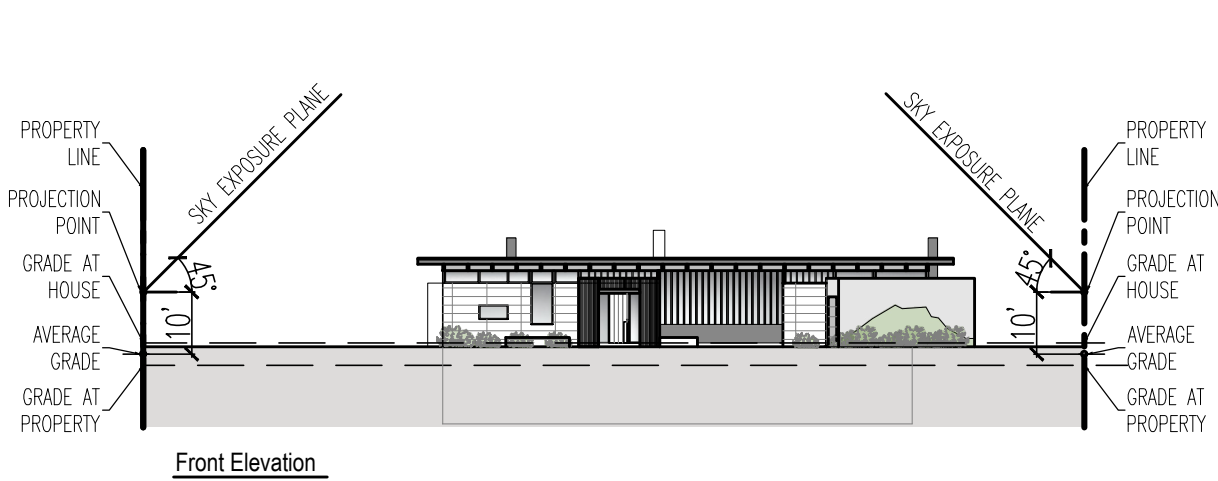
Impervious coverage surface: 5,5287 sq.ft. (40.41%)



7 Proposed Side Elevation
SCALE: NS



9 Proposed Side Elevation
SCALE: NS



12 Sky Exposure Diagrams
SCALE: NS

Project Architect:

GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM

OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc
145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

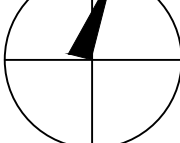
PROJECT ENGINEER

NOTES

SYMBOL LEGEND

- Interior Elevation
- See Detail
- Elevation
- Section Cut
- Window Number
- Coordination Tag
- Door Number
- Wall Type
- 0.0" Elevation Target
- Revision

North Arrow:



DRAWINGS AND SPECIFICATIONS REPRESENTED AND OR INDICATED HEREBY ARE THE PROPERTY OF CASE DEVELOPMENT, AND ARE NOT TO BE USED, EITHER IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, BY ANY PARTIES OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CASE DEVELOPMENT

DRAWING INFORMATION

ISSUED FOR PRE-FILE 12-8-2022
ISSUED FOR PRE-FILE 1-24-2023
ISSUED FOR PRE-FILE 2-14-2023
ISSUED FOR PERMIT

D.O.B. No. -

A New House located in Dobbs Ferry, NY developed by:

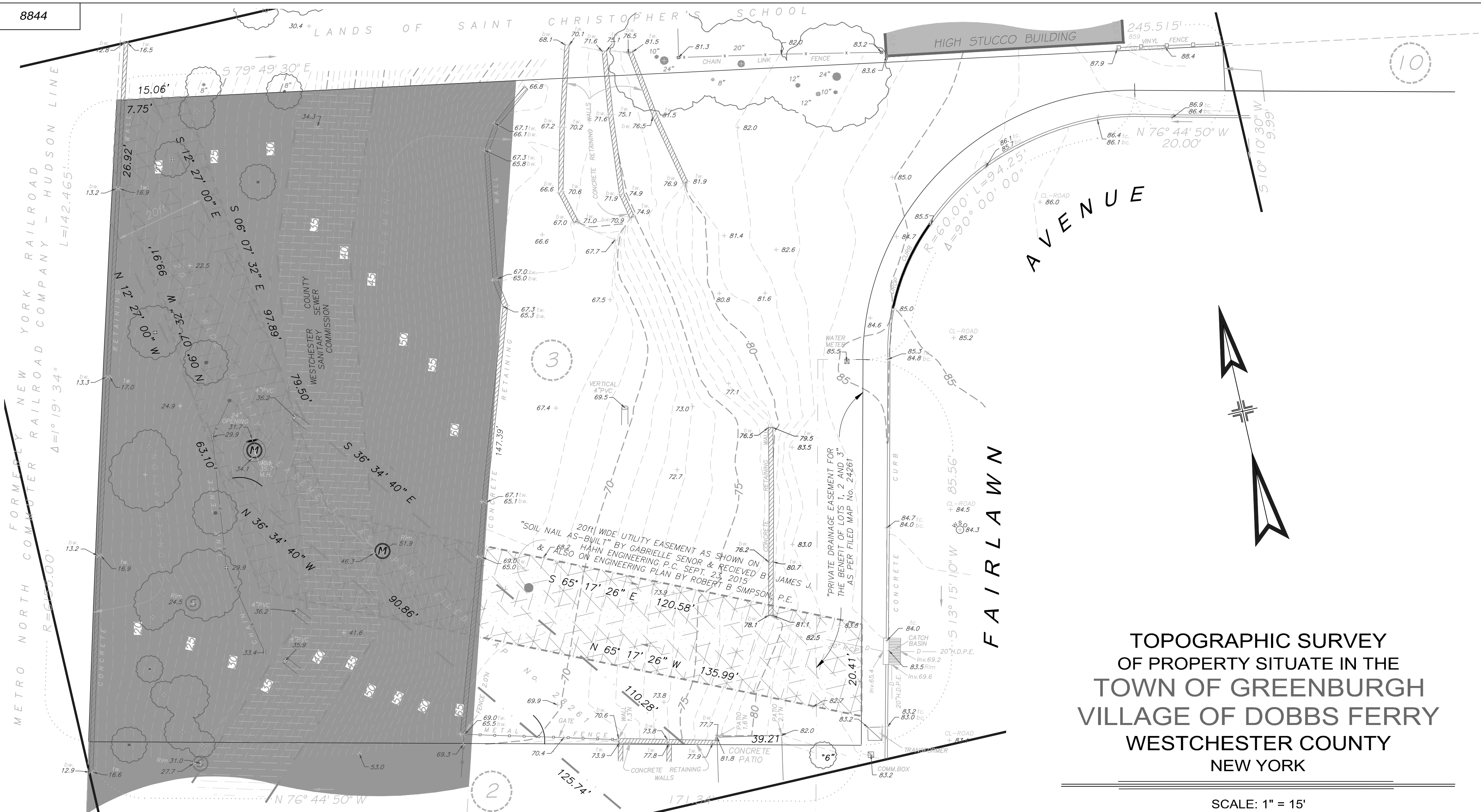
The Altshuler Residence

PROJECT:
THE ALTSHULER RESIDENCE
11 FAIRLAWN AVENUE,
DOBBS FERRY, NY 10522

TITLE PAGE

SEAL AND SIGNATURE: 	DATE: 2/13/2023 PROJECT No: ALTSHULER 2023 DRAWING BY: GS CHK BY: DWG No: CADD No:
T-001.00	

BSCAN:



TOPOGRAPHIC SURVEY
OF PROPERTY SITUATE IN THE
TOWN OF GREENBURGH
VILLAGE OF DOBBS FERRY
WESTCHESTER COUNTY
NEW YORK

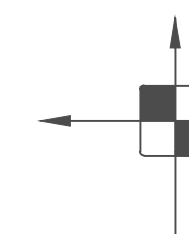
SCALE: 1" = 15'

SURVEYED: MARCH 1, 2021

SURVEY AMENDED TO SHOW TREES, WALL & 1ft CONTOURS: JULY 21, 2021

- THE PREMISES SHOWN HEREON ARE KNOWN AND DESIGNATED AS LOT No. 3 ON A CERTAIN MAP ENTITLED, "SUBDIVISION MAP OF WATERS EDGE AT DOBBS FERRY" DATED MAY 17, 2006 AND A FINAL REVISION DATE OF JULY 17, 2009 MADE BY PAUL PETRETTI, P.E. & L.S. FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON AUGUST 24, 2009 AS FILED MAP No. 28261
 - PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF GREENBURGH / VILLAGE OF DOBBS FERRY SECTION: 3.150 BLOCK: 134 LOT: 12 PROPERTY ADDRESS: 11 FAIRLAWN AVENUE PROPERTY AREA: 26,164 Sq.Ft. - 0.6007 ACRE
 - THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
 - THE ELEVATIONS SHOWN HEREON ARE IN THE "NAVD 88", (NORTH AMERICAN VERTICAL DATUM 1988).
 - THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
 - ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
 - THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
 - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
 - THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING " CODE OF PRACTICE FOR LAND SURVEYS " ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
- PREPARED FOR: JEANETTE LURIER

PREPARED FOR: JEANETTE LURIER



Link
Land Surveyors P.C.

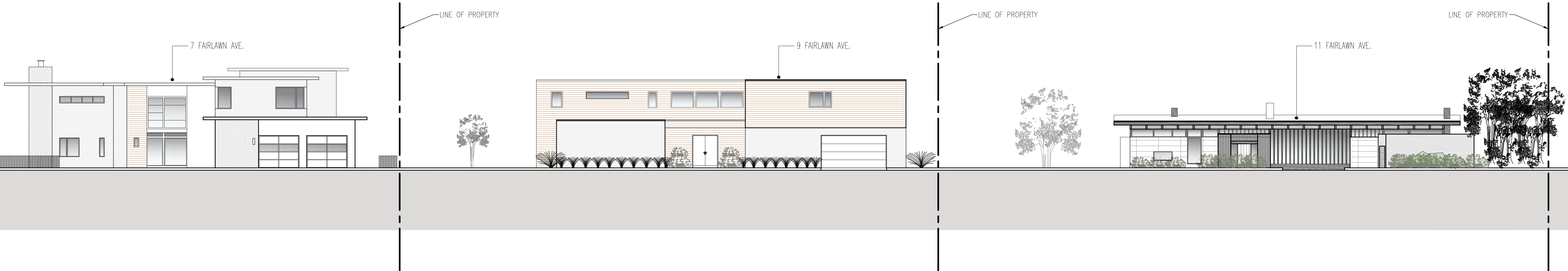
21 Clark Place, Suite 1-B Phone 845-628-5857
Mahopac N.Y. 10541 Fax 845-621-0013

ERIK J. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 050542

COPYRIGHT 2021
LINK LAND SURVEYOR P.C. ALL RIGHTS RESERVED. THE UNAUTHORIZED
REPRODUCTION AND OR DISTRIBUTION OF THIS DOCUMENT IS ILLEGAL,
AND IS A VIOLATION UNDER UNITED STATES COPYRIGHT LAWS.



1 Neighborhood Pictures



2 Proposed Front Elevation and Adjacent Buildings- View from Street
Scale: 1/8"=1'-0"

Project Architect:
GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM
OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc
145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

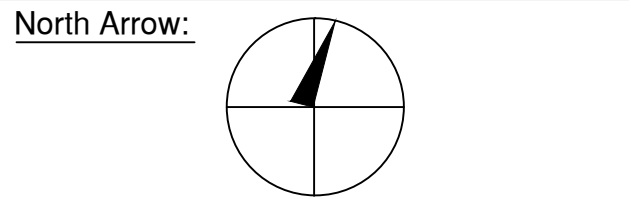
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND	
	See Detail
	Elevation
	Section Cut
	Window Number
	Interior Elevation
	Coordination Tag
	Door Number
	Wall Type
	0.0' Elevation Target
	Revision



DRAWINGS AND SPECIFICATIONS REPRESENTED AND OR INDICATED HEREBY ARE THE PROPERTY OF CASE DEVELOPMENT, AND ARE NOT TO BE USED, EITHER IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, BY ANY PARTIES OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CASE DEVELOPMENT.

DRAWING INFORMATION

ISSUED FOR PRE-FILE	12-8-2022
ISSUED FOR PRE-FILE	1-24-2023
ISSUED FOR PRE-FILE	2-14-2023
ISSUED FOR PERMIT	

D.O.B. No. -

A New House located in
Dobbs Ferry, NY developed by:

The Altshuler Residence

PROJECT:
THE ALTSHULER RESIDENCE
11 FAIRLAWN AVENUE,
DOBBS FERRY, NY 10522

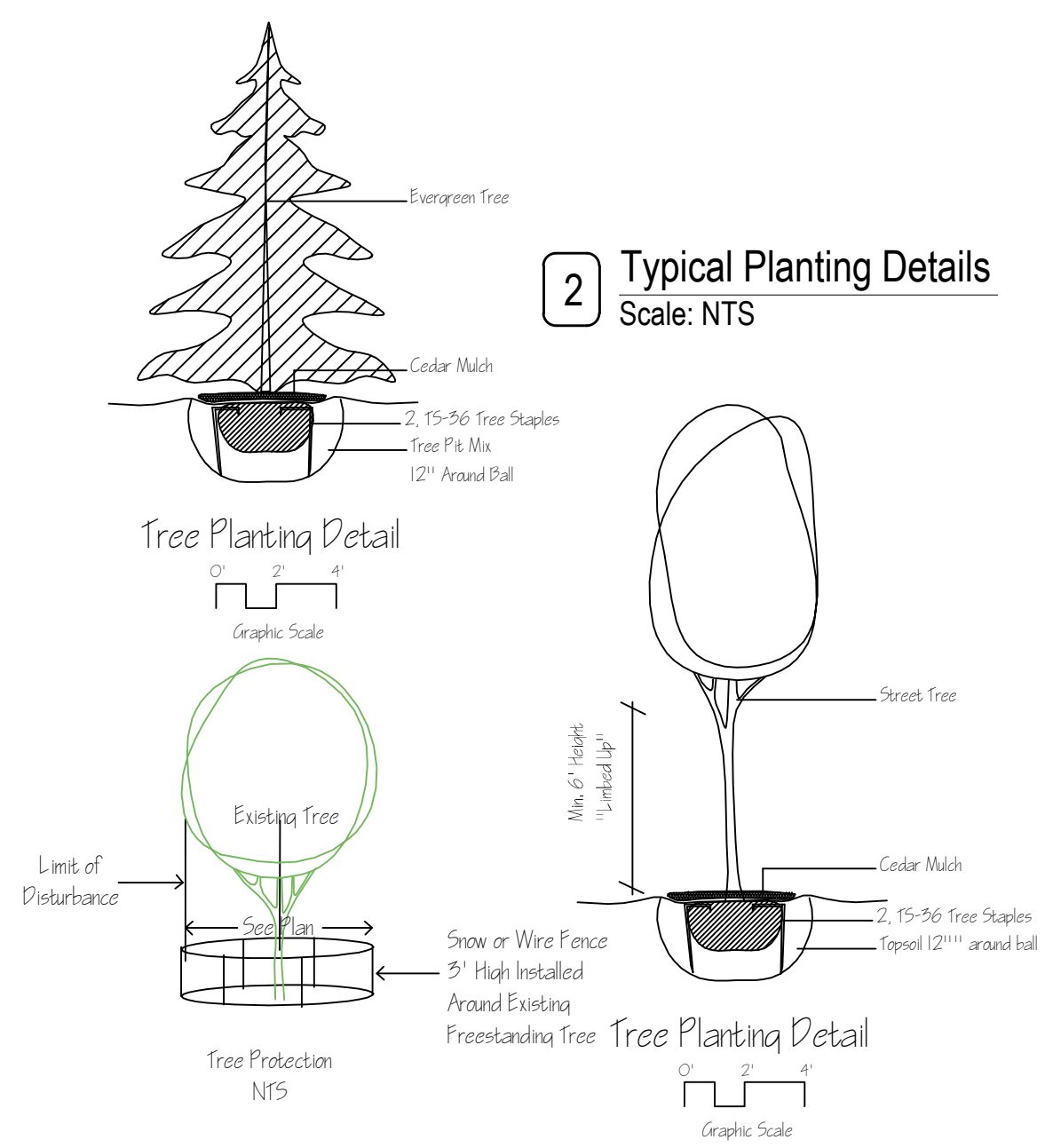
NEIGHBOORS PICTURES
ADJACENT BUILDINGS

SEAL AND SIGNATURE:	DATE: 2/13/2023
	PROJECT No: ALTSHULER 2023
	DRAWING BY: GS
	CHECK BY:
	DWG No: T-002.00
	CADD No:

BSCAN:



PLANT LIST					
PROPERTY LOCATION: 11 MYRTLE AVENUE, DOBBS FERRY N.Y.			BLOCK:17 LOT:11		
ABB.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE WIDTH	QUAN.
SHRUBS					
GV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	4'-6"	3'-5"	8
DB	SALIX PURPUREA 'NANA'	DWARF BLUE ARTIC WILLOW	3'-4"	3'-6"	7
CH		SKIP CHERRY LAUREL	8'	6'	4
IG	ILEX GLABRA	INKBERRY	5'-10'	5'-8"	5
GRASS					
MG	MISCANTHUS GRACILLIMUS	MAIDEN GRASS	5'-6"	3'-4"	2
WG	CORTADERIA SELLOANA	WHITE PAMPAS GRASS	6'-10'	3'-6"	0
HEDGE					
		DWARF BUDFORD HOLLY	4'-6"	4'-6"	15
NOTES:					
1. ALL PLANTS TO BE HEALTHY, FULL AND OF A FORM TYPICAL OF THE SPECIES ON PLANTING, AND WARRANTED IN THE SAME CONDITION FOR 2 FULL GROWING SEASONS.					
2. ALL TREES TO HAVE 18" OF TOPSOIL AROUND THE ROOFS, ALL SHRUBS 12".					
3. ALL PLANTS AND PLANT BEDS TO BE MULCHED WITH 2" OF BROWN SHREDDED CEDAR.					
4. WATER ALL PLANTS THOROUGHLY AT PLANTING, AND WEEKLY DURING THE FIRST 2 GROWING SEASONS AS NECESSARY.					



1 Proposed Site Plan
Scale: 1/8"=1'-0"

Project Architect:
GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM
OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc
145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

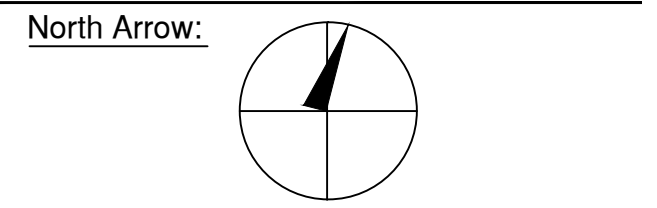
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND			
	See Detail		Interior Elevation
	Elevation		Coordination Tag
	Section Cut		Door Number
	Window Number		Wall Type
			0.0" Elevation Target
			Revision



DRAWINGS AND SPECIFICATIONS REPRESENTED AND OR INDICATED HEREBY ARE THE PROPERTY OF CASE DEVELOPMENT, AND ARE NOT TO BE USED, EITHER IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, BY ANY PARTIES OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CASE DEVELOPMENT.

DRAWING INFORMATION

ISSUED FOR PRE-FILE	12-8-2022
ISSUED FOR PRE-FILE	1-24-2023
ISSUED FOR PRE-FILE	2-14-2023
ISSUED FOR PERMIT	

D.O.B. No. -

A New House located in
Dobbs Ferry, NY developed by:

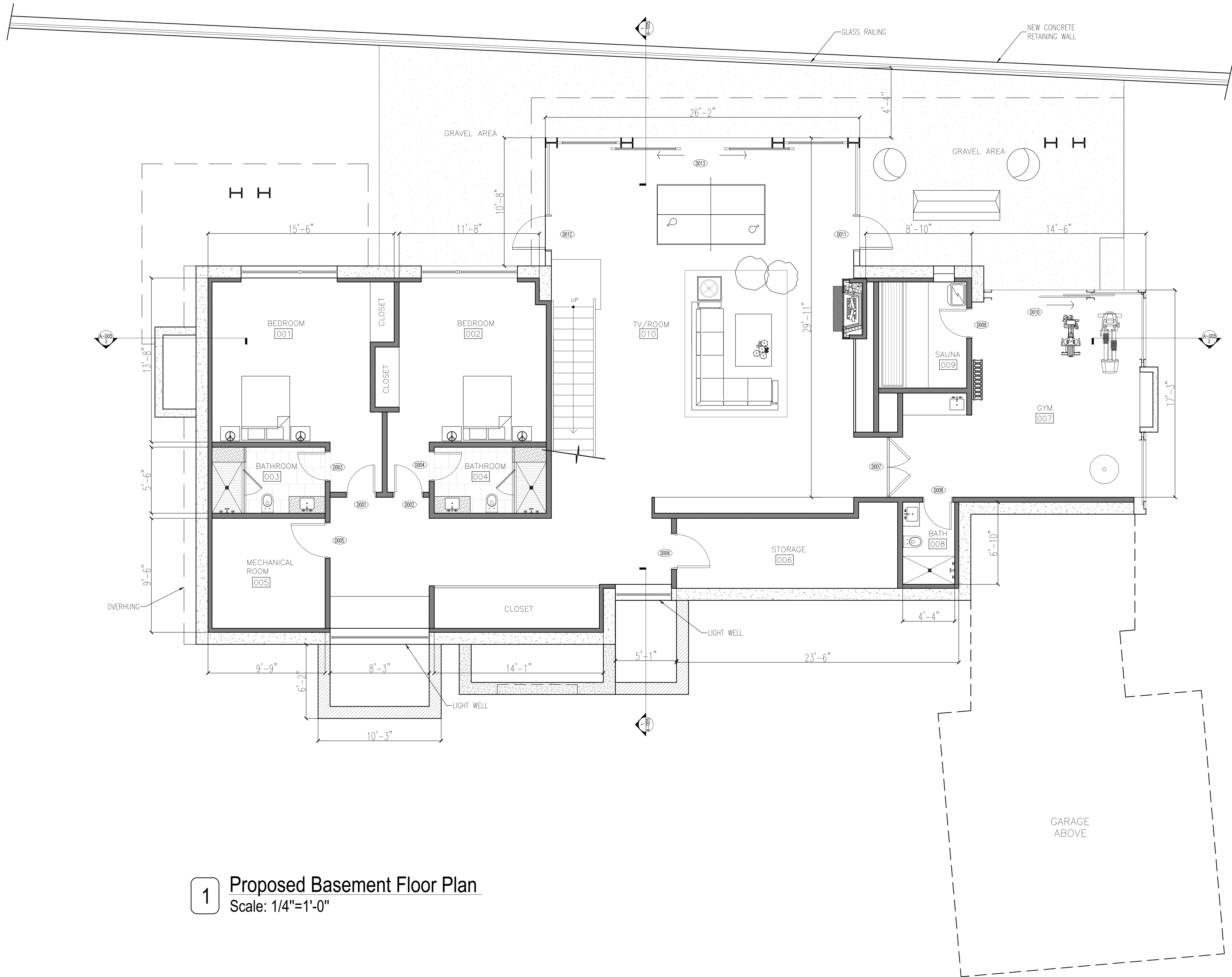
The Altshuler Residence

PROJECT:
THE ALTSHULER RESIDENCE
11 FAIRLAWN AVENUE,
DOBBS FERRY, NY 10522

PROPOSED SITE PLAN

SEAL AND SIGNATURE:

DATE: 2/13/2023
PROJECT No: ALTSHULER 2023
DRAWING BY: GS
DWG No: A-001.00
CADD No:



1 Proposed Basement Floor Plan
Scale: 1/4"=1'-0"

Project Architect:
GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM
OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc
145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

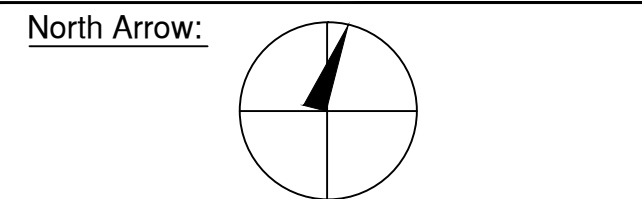
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND	
	Interior Elevation
	See Detail
	Elevation
	Section Cut
	Window Number
	Coordination Tag
	Door Number
	Wall Type
	0.0' Elevation Target
	Revision



DRAWINGS AND SPECIFICATIONS REPRESENTED AND OR INDICATED HEREBY ARE THE PROPERTY OF CASE DEVELOPMENT, AND ARE NOT TO BE USED, EITHER IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, BY ANY PARTIES OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CASE DEVELOPMENT.

DRAWING INFORMATION

ISSUED FOR PRE-FILE	12-8-2022
ISSUED FOR PRE-FILE	1-24-2023
ISSUED FOR PRE-FILE	2-14-2023
ISSUED FOR PERMIT	

D.O.B. No. -

A New House located in
Dobbs Ferry, NY developed by:

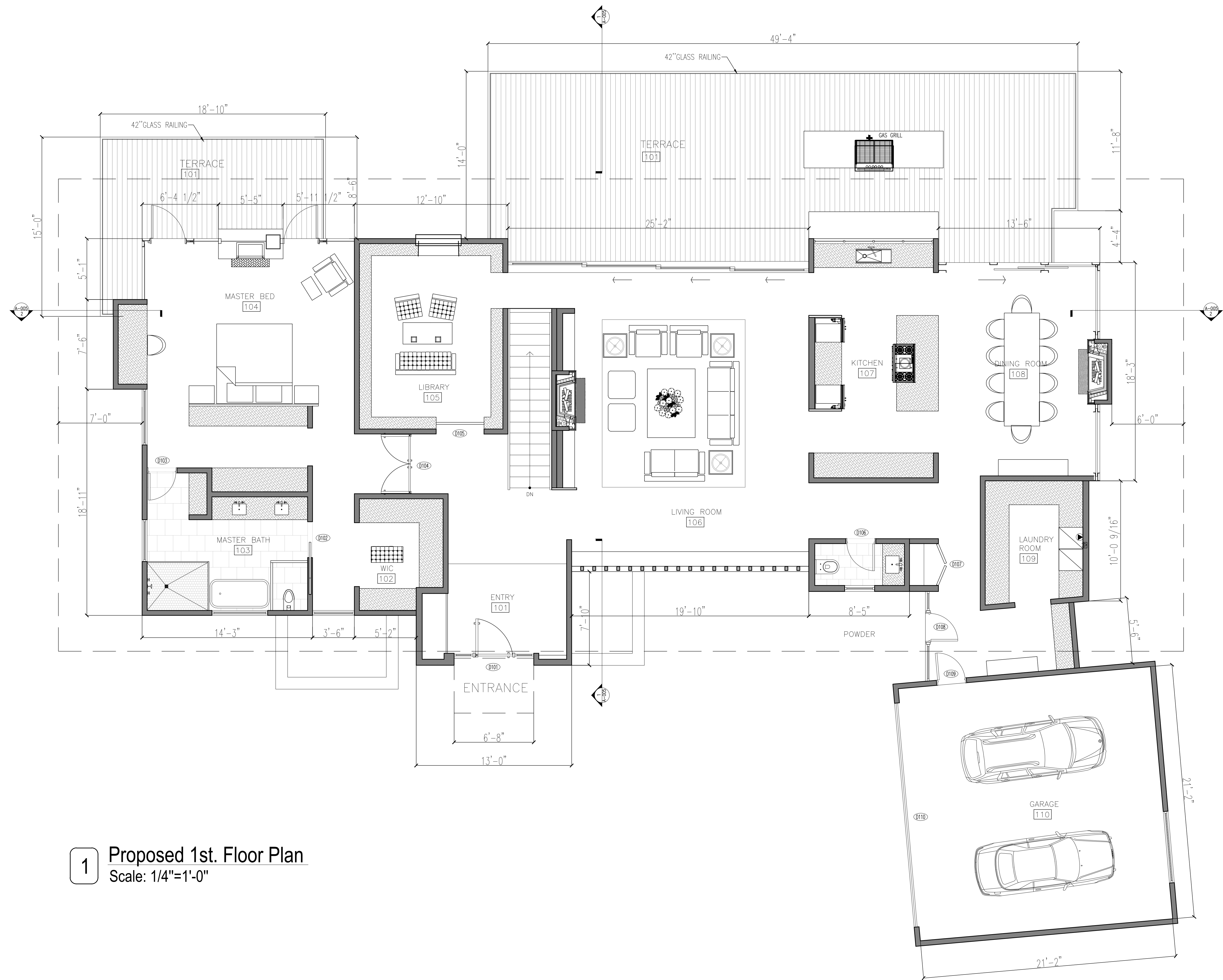
The Altshuler Residence

PROJECT:
THE ALTSHULER RESIDENCE
11 FAIRLAWN AVENUE,
DOBBS FERRY, NY 10522

PROPOSED BASEMENT

SEAL AND SIGNATURE:	DATE:	2/13/2023
	PROJECT No:	ALTSHULER 2023
	DRAWING BY:	GS
	CHECK BY:	
	DWG No:	A-002.00
	CADD No:	

BSCAN:



1 Proposed 1st. Floor Plan
Scale: 1/4"=1'-0"

Project Architect:
GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM
OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc
145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

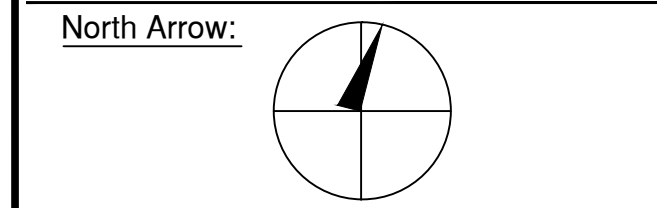
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND	
	Interior Elevation
	See Detail
	Elevation
	Section Cut
	Window Number
	Coordination Tag
	Door Number
	Wall Type
	0.0' Elevation Target
	Revision



DRAWINGS AND SPECIFICATIONS REPRESENTED AND OR INDICATED HEREBY ARE THE PROPERTY OF CASE DEVELOPMENT, AND ARE NOT TO BE USED, EITHER IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, BY ANY PARTIES OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CASE DEVELOPMENT.

DRAWING INFORMATION

ISSUED FOR PRE-FILE	12-8-2022
ISSUED FOR PRE-FILE	1-24-2023
ISSUED FOR PRE-FILE	2-14-2023
ISSUED FOR PERMIT	

D.O.B. No. -

A New House located in
Dobbs Ferry, NY developed by:

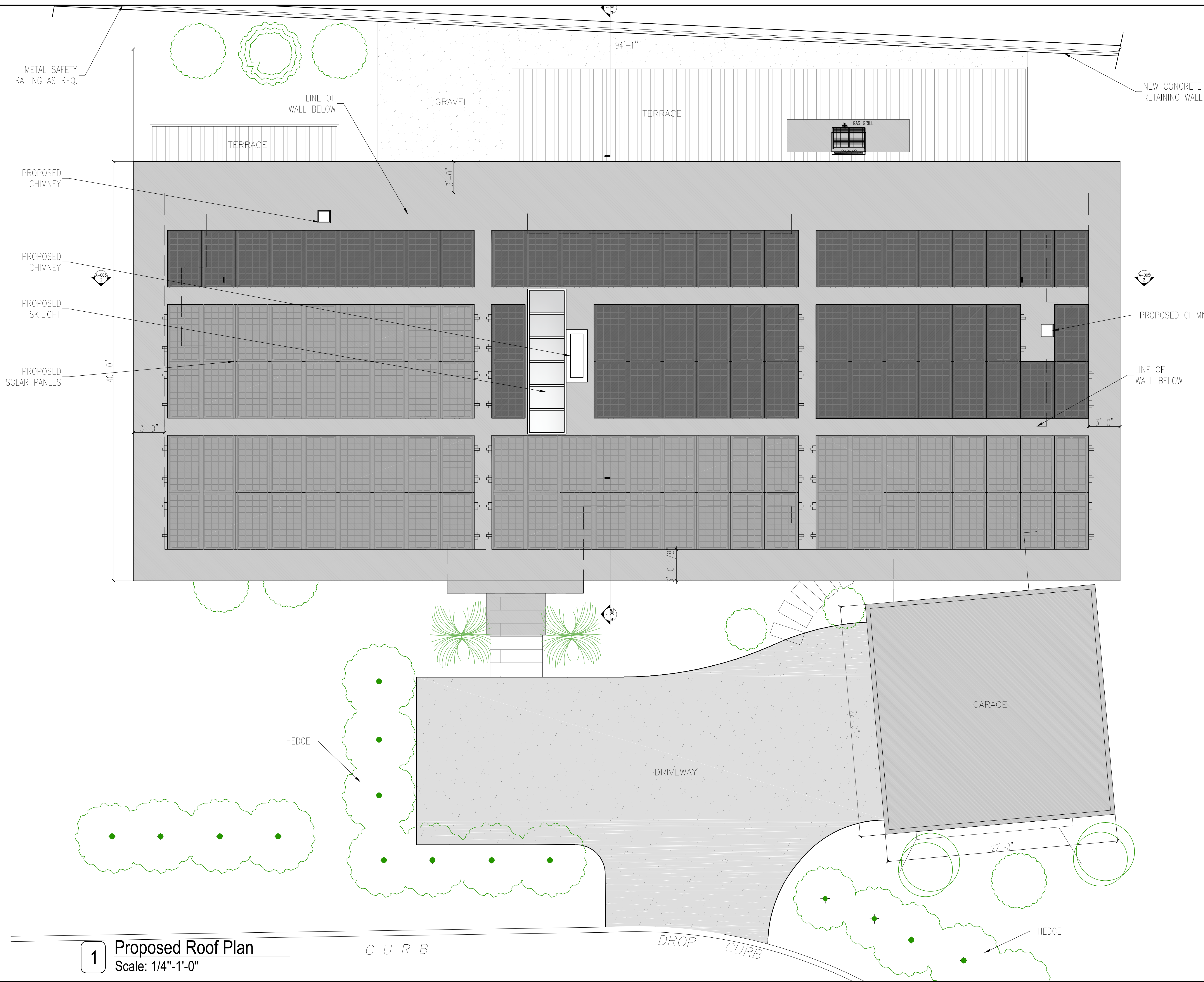
The Altshuler Residence

PROJECT:
THE ALTSHULER RESIDENCE
11 FAIRLAWN AVENUE,
DOBBS FERRY, NY 10522

PROPOSED FIRST FLOOR

SEAL AND SIGNATURE:	DATE:	2/13/2023
	PROJECT No:	ALTSHULER 2023
	DRAWING BY:	GS
	CHK BY:	
	DWG No:	A-003.00
	CADD No:	

BSCAN:



Project Architect:
GS
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM
OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc
145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

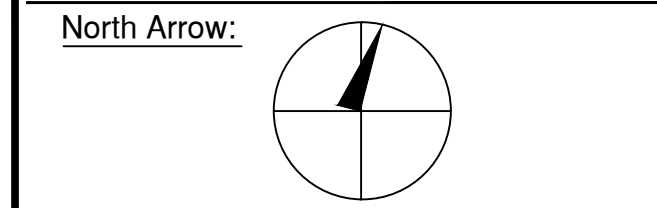
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND	
	Interior Elevation
	See Detail
	Elevation
	Section Cut
	Window Number
	Coordination Tag
	Door Number
	Wall Type
	0.0' Elevation Target
	Revision



DRAWINGS AND SPECIFICATIONS REPRESENTED AND OR INDICATED HEREBY ARE THE PROPERTY OF CASE DEVELOPMENT, AND ARE NOT TO BE USED, EITHER IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, BY ANY PARTIES OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CASE DEVELOPMENT.

DRAWING INFORMATION

ISSUED FOR PRE-FILE	12-8-2022
ISSUED FOR PRE-FILE	1-24-2023
ISSUED FOR PRE-FILE	2-14-2023
ISSUED FOR PERMIT	

D.O.B. No. -

A New House located in
Dobbs Ferry, NY developed by:

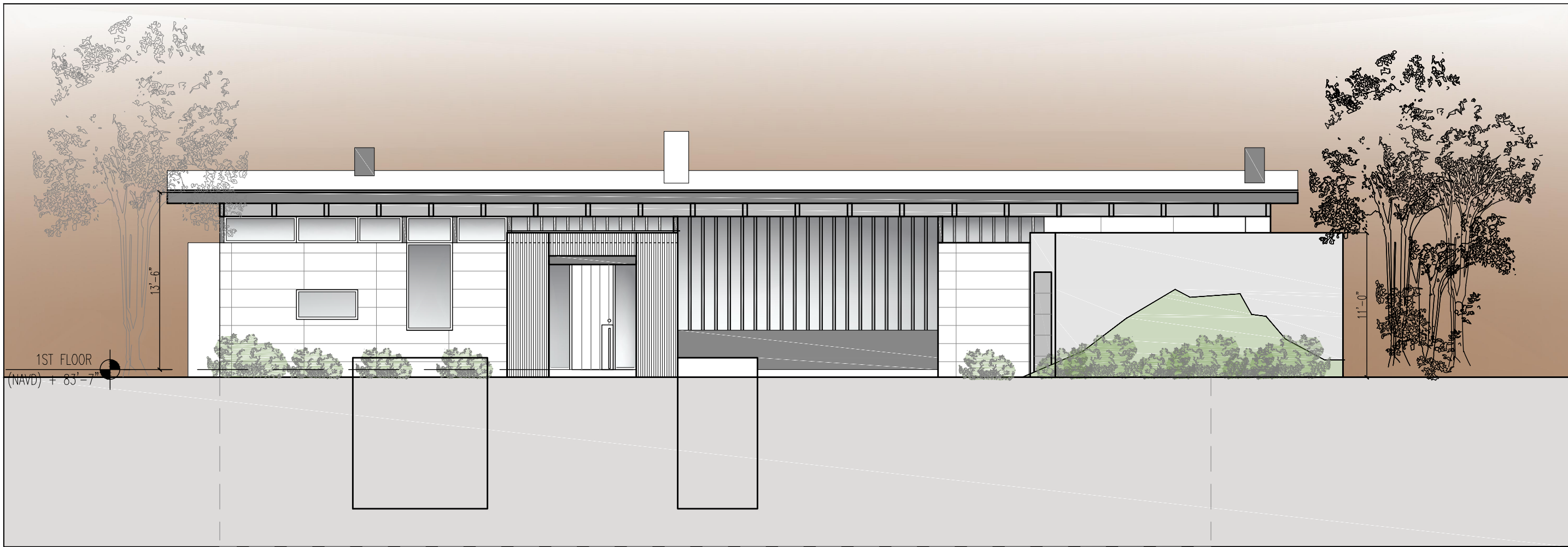
The Altshuler Residence

PROJECT:
THE ALTSHULER RESIDENCE
11 FAIRLAWN AVENUE,
DOBBS FERRY, NY 10522

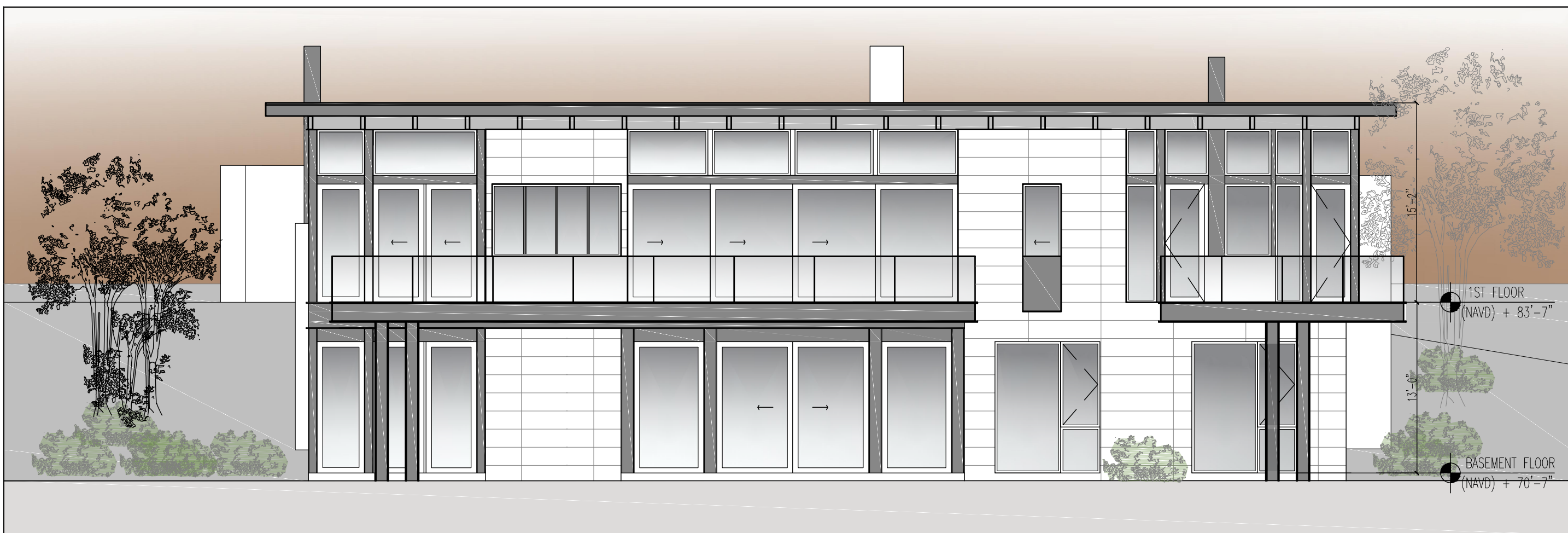
PROPOSED ROOF PLAN

SEAL AND SIGNATURE:	DATE:	2/13/2023
	PROJECT No:	ALTSHULER 2023
	DRAWING BY:	GS
	CHK BY:	
	DWG No:	A-004.00
	CADD No:	

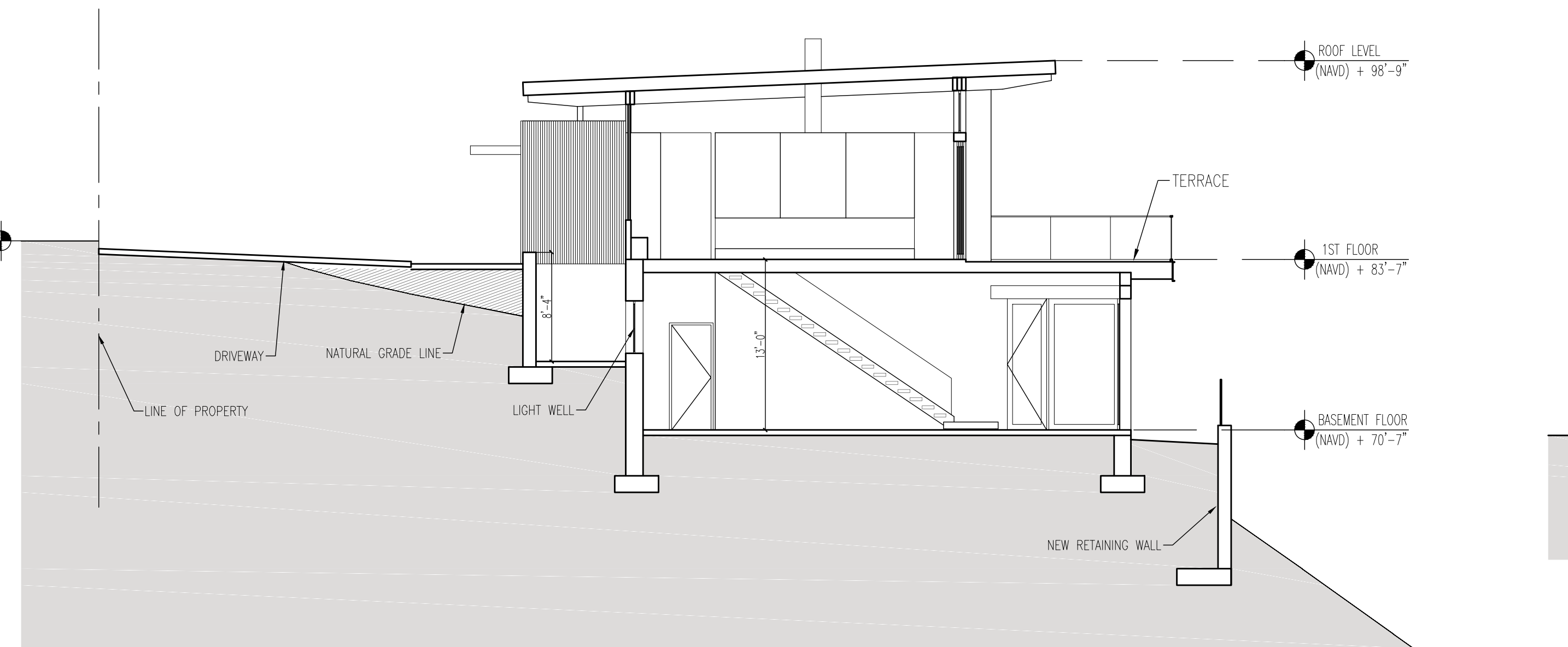
BSCAN:



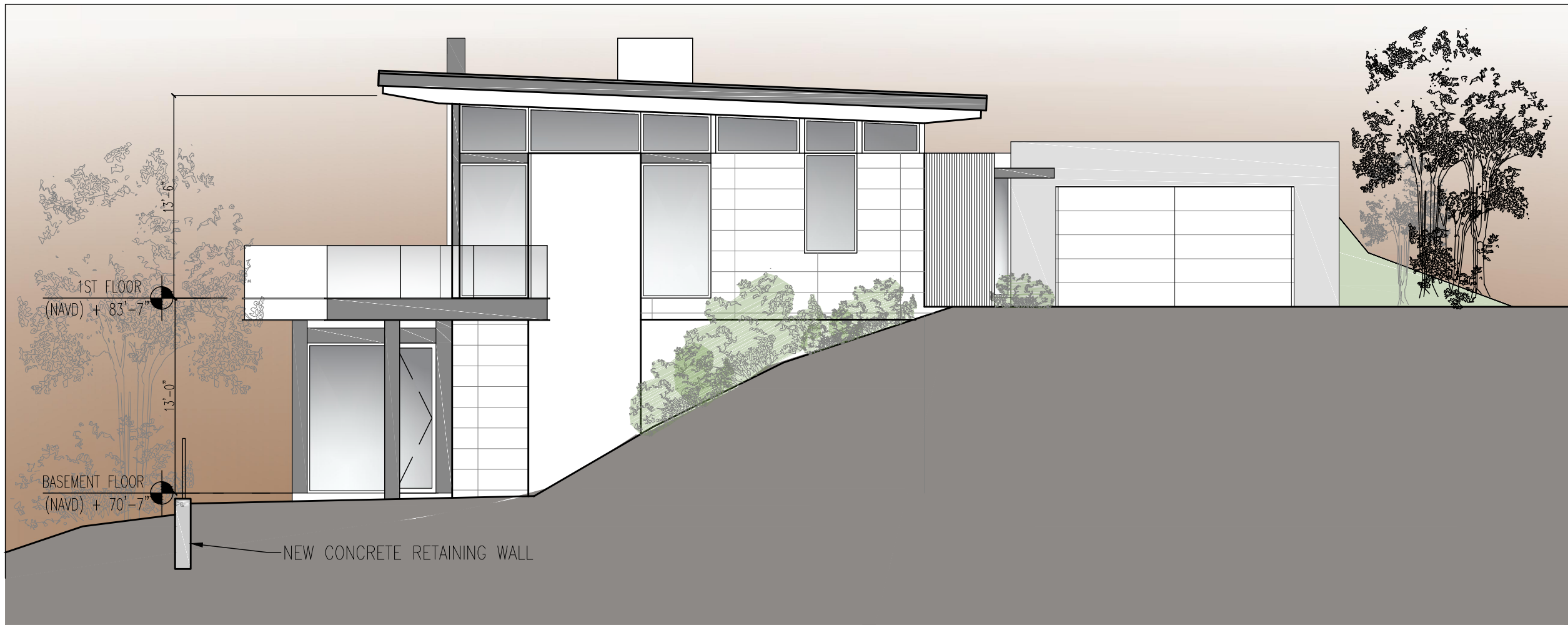
1 Front Elevation
Scale: 1/8"=1'-0"



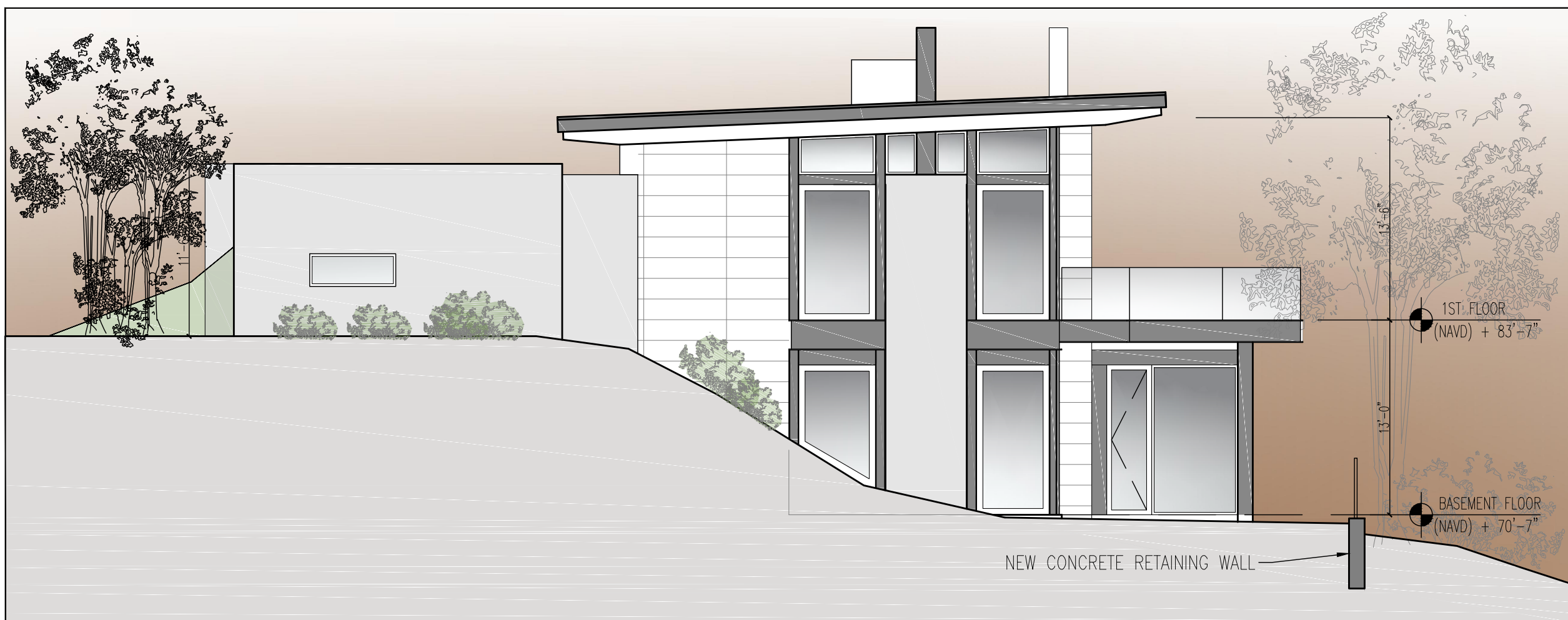
3 Rear Elevation
Scale: 1/8"=1'-0"



5 Section 1
Scale: 1/8"=1'-0"



2 Side Elevation
Scale: 1/8"=1'-0"



4 Side Elevation
Scale: 1/8"=1'-0"



6 Section 2
Scale: 1/8"=1'-0"

Project Architect:

GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM

OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc
145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

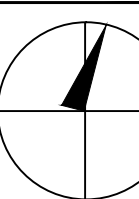
PROJECT ENGINEER

NOTES

SYMBOL LEGEND

 Interior Elevation
 See Detail
 Elevation
 Section Cut
 Window Number
 Coordination Tag
 Door Number
 Wall Type
 0.0' Elevation Target
 Revision

North Arrow:



DRAWINGS AND SPECIFICATIONS REPRESENTED AND OR INDICATED HEREBY ARE THE PROPERTY OF CASE DEVELOPMENT, AND ARE NOT TO BE USED, EITHER IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, BY ANY PARTIES OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CASE DEVELOPMENT.

DRAWING INFORMATION

ISSUED FOR PRE-FILE 12-8-2022
ISSUED FOR PRE-FILE 1-24-2023
ISSUED FOR PRE-FILE 2-14-2023
ISSUED FOR PERMIT

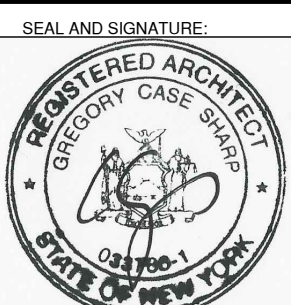
D.O.B. No. -

A New House located in
Dobbs Ferry, NY developed by:

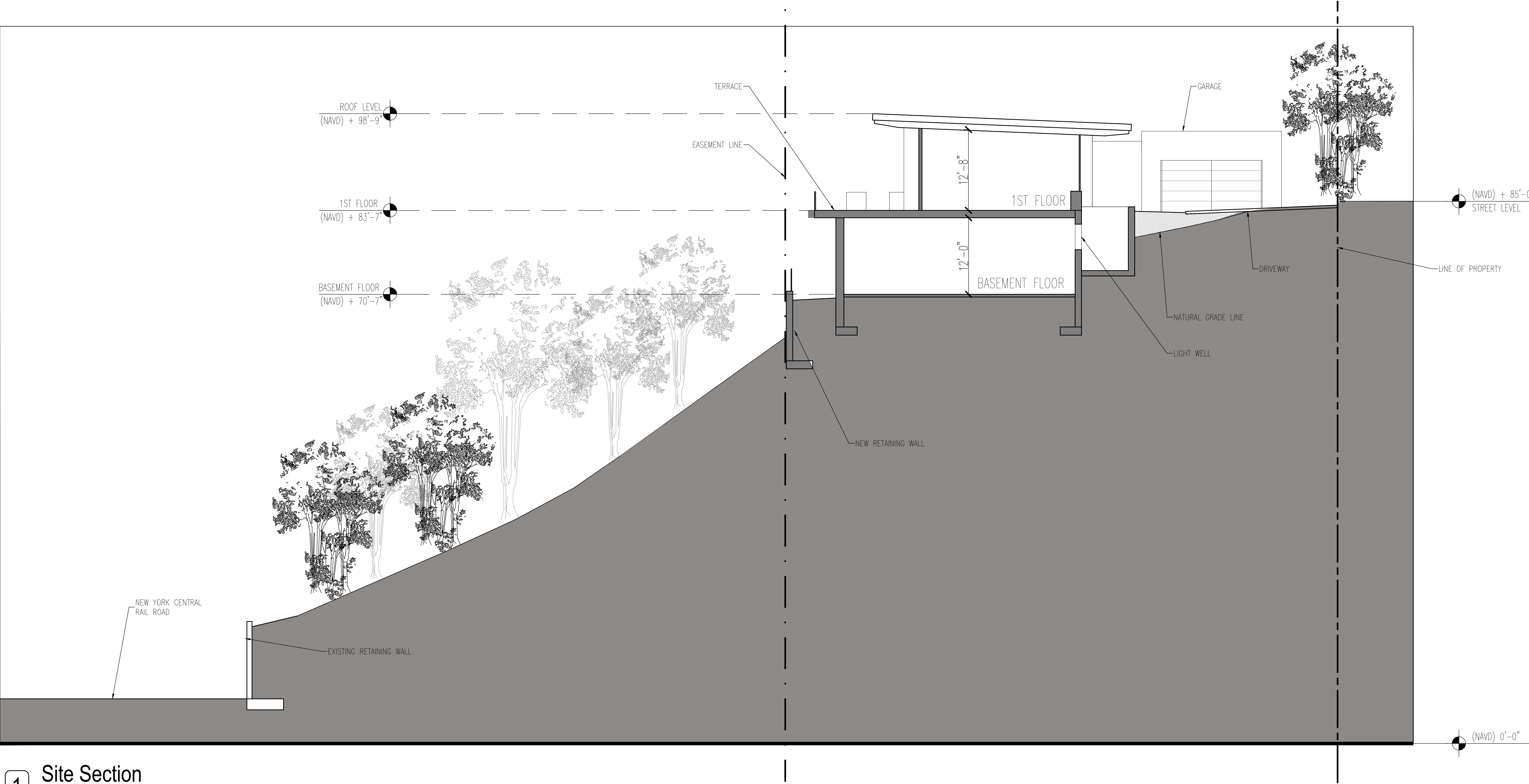
The Altshuler Residence

PROJECT:
THE ALTSHULER RESIDENCE
11 FAIRLAWN AVENUE,
DOBBS FERRY, NY 10522

PROPOSED ELEVATIONS

SEAL AND SIGNATURE:  DATE: 2/13/2023
PROJECT No: ALTSHULER 2023
DRAWING BY: GS
CHK BY:
DWG No: **A-005.00**
CADD No:

BSCAN:



1 Site Section
Scale: 1/8"=1'-0"

Project Architect:
GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM
OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc
145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

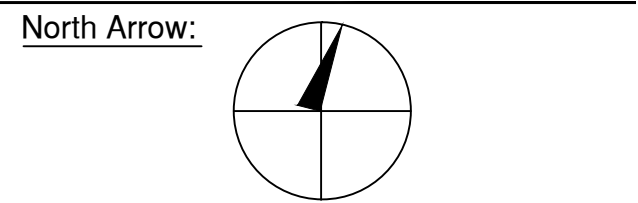
ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

SYMBOL LEGEND	
	Interior Elevation
	See Detail
	Elevation
	Section Cut
	Window Number
	Coordination Tag
	Door Number
	Wall Type
	0.0' Elevation Target
	Revision



DRAWINGS AND SPECIFICATIONS REPRESENTED AND OR INDICATED HEREBY ARE THE PROPERTY OF CASE DEVELOPMENT, AND ARE NOT TO BE USED, EITHER IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, BY ANY PARTIES OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CASE DEVELOPMENT.

DRAWING INFORMATION

ISSUED FOR PRE-FILE	12-8-2022
ISSUED FOR PRE-FILE	1-24-2023
ISSUED FOR PRE-FILE	2-14-2023
ISSUED FOR PERMIT	

D.O.B. No. -

A New House located in
Dobbs Ferry, NY developed by:

The Altshuler Residence

PROJECT:
THE ALTSHULER RESIDENCE
11 FAIRLAWN AVENUE,
DOBBS FERRY, NY 10522

**SITE SECTION
FRONT ELEVATIONS**

SEAL AND SIGNATURE:	DATE: 2/13/2023
	PROJECT No: ALTSHULER 2023
	DRAWING BY: GS
	CHK BY:
	DWG No:
	A-007.00
	CADD No:

BSCAN:



1 Front View



2 Side View



3 Rear View



4 Side View

Project Architect:

GSA
GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM

OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc
145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
WWW.CASEDEVELOPMENT.COM
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

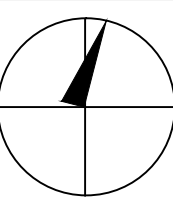
PROJECT ENGINEER

NOTES

SYMBOL LEGEND

 Interior Elevation
 See Detail
 Elevation
 Section Cut
 Window Number
 Coordination Tag
 Door Number
 Wall Type
 Elevation Target
 Revision

North Arrow:



DRAWINGS AND SPECIFICATIONS REPRESENTED AND OR INDICATED HEREBY ARE THE PROPERTY OF CASE DEVELOPMENT, AND ARE NOT TO BE USED, EITHER IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, BY ANY PARTIES OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CASE DEVELOPMENT.

DRAWING INFORMATION

ISSUED FOR PRE-FILE 12-8-2022
ISSUED FOR PRE-FILE 1-24-2023
ISSUED FOR PRE-FILE 2-14-2023
ISSUED FOR PERMIT

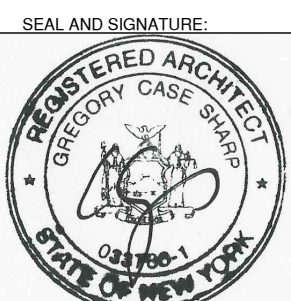
D.O.B. No. -

A New House located in
Dobbs Ferry, NY developed by:

The Altshuler Residence

PROJECT:
THE ALTSHULER RESIDENCE
11 FAIRLAWN AVENUE,
DOBBS FERRY, NY 10522

RENDERING

SEAL AND SIGNATURE:  DATE: 2/13/2023
PROJECT No: ALTSHULER 2023
DRAWING BY: GS
DWG No: **A-008.00**
CADD No:

BSCAN:



Project Architect:



GREGORY SHARP ARCHITECT, PC
145 PALISADE STREET, SUITE 211
DOBBS FERRY
DIRECT 917 597 1982
INFO@CASEDEVELOPMENT.COM

OWNER'S REP / PROJECT MANAGER

CASE DEVELOPMENT

Case Development Inc
145 PALISADE STREET, SUITE 211
DOBBS FERRY, NY 10522
www.casedevelopment.com
DIRECT 917 597 1982

D.O.B CONSULTANT

LANDSCAPE ARCHITECT

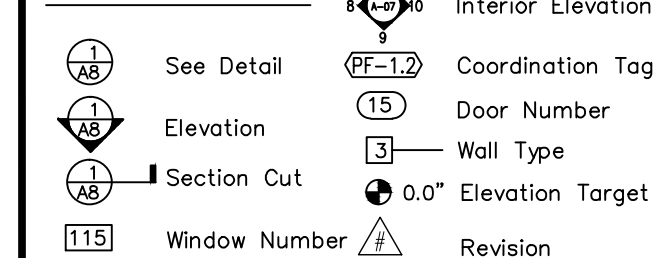
ARBORIST

STRUCTURAL ENGINEER

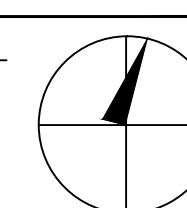
PROJECT ENGINEER

NOTES

SYMBOL LEGEND



North Arrow:



DRAWINGS AND SPECIFICATIONS REPRESENTED AND OR INDICATED HEREBY ARE THE PROPERTY OF CASE DEVELOPMENT, AND ARE NOT TO BE USED, EITHER IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, BY ANY PARTIES OTHER THAN THOSE AUTHORIZED BY CONTRACT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CASE DEVELOPMENT.

DRAWING INFORMATION

ISSUED FOR PRE-FILE	12-8-2022
ISSUED FOR PRE-FILE	1-24-2023
ISSUED FOR PRE-FILE	2-14-2023
ISSUED FOR PERMIT	

D.O.B. No. -

A New House located in
Dobbs Ferry, NY developed by:

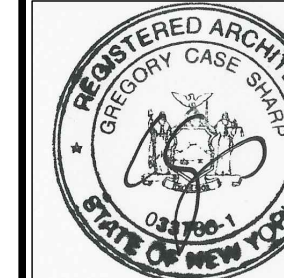
The Altshuler Residence

PROJECT

THE ALTSHULER RESIDENCE
11 FAIRLAWN AVENUE,
DOBBS FERRY, NY 10522

RENDERING

SEAL AND SIGNATURE _____



DATE: 2/13/20

PROJECT No:	ALTSHULER 2
-------------	-------------

DRAWING BY: _____
CHK BY: _____

DWG No: _____

A 000 00

BSCA