

# The Munits Residence

## 11 Myrtle Avenue, Dobbs Ferry, New York 10522

### NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 2015.  
Building Code Chapter 92 - Final Version June, 2009
- 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: Proposed Distribution in the existing house, Proposed facades and Proposed livingroom.  
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.  
All sprinkler if required, Halon, fuel oil, etc. shall 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 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 determined by the Planning Borad and the Village Engineer and in a form satisfactory to the Village Attorney.

ZONING TABLE				
PROPERTY LOCATION: 11 MYRTLE AVENUE, DOBBS FERRY N.Y. BLOCK:17 LOT:11 TAX ID NO 3.50-17-11				
OWNER: NATHAN MUNITS				
ZONING DISTRICT OF-2 ONE FAMILY RESIDENCE				
REQUIREMENT	UNITS	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT SIZE	S.F.	20,000	29,245 SF.	29,245 SF.
MINIMUM LOT WIDTH	FT.	125	107.4	107.4
MINIMUM LOT DEPTH	FT.	125	240.75	240.75
MAXIMUM BUILDING COVERAGE	%	18	9.2	10.5
MAX. IMPERVIOUS COVEGARE	%	40	42.1	45.5
MINIMUM YARDS				
FRONT YARD SETBACK	FT.	30	107.4	107.6
SIDE YARD SETBACK (EACH)	FT.	20	19.8	19.8
SIDE YARD SETBACK (BOTH)	FT.	50	46.8	46.4
REAR YARD SETBACK	FT.	25	63.3	63.3
STORIES	#	2 ½	2	2
MAXIMUM HEIGHT	FT.	35	21'-4"	22'-2"
OFF STREET PARKING	#	2	2	2

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T-001	Site Plan
T-002	Existing Conditions
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A-003	Roof Construction Plan
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A-005	Elevations
A-006	Sections
A-007	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 (RCRY Only)	Subject to Damage From			Ice Barrier Underlayment Req'd	Flood Hazards	Air Freezing Index
	Speed (mph)	Topo Effects	Special Wind Region		Weathering	Frost Line Depth	Termites			
30	*Special Wind Region	NO	NO	NO	C	Severe	42"	Moderat e to Heavy	4A	YES
**FIRM COMMUNITY - PANEL MAP # 36170C0001P EFFECTIVE DATE: 9-28-2007										
2000										
51.6										

\*115 MPH to 120 MPH. The specialist wind region should serve as warning to design professionals is evaluating wind loading conditions. Wind speed higher than the derived values taken from Section 1609 of the IBC 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 FEMA we site <http://floodmap.floodsimpler.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,

##### Phase 1.3 - 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:

- 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.
- The operation and maintenance procedure shall be reviewed periodically and changed to meet site conditions.
- Maintenance of the stormwater management system shall be performed by qualified workers and shall follow applicable occupational health and safety requirements.
- 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.

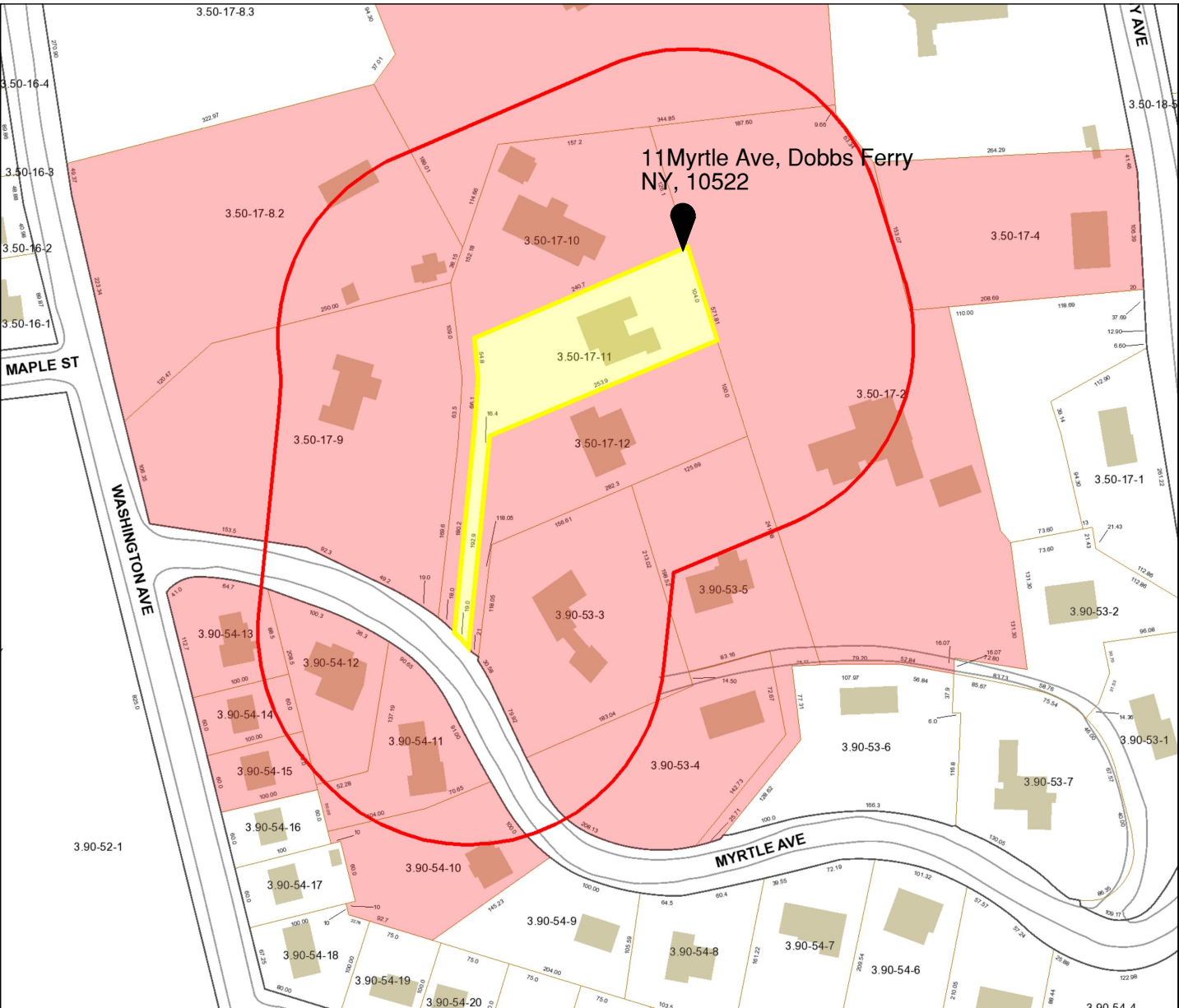
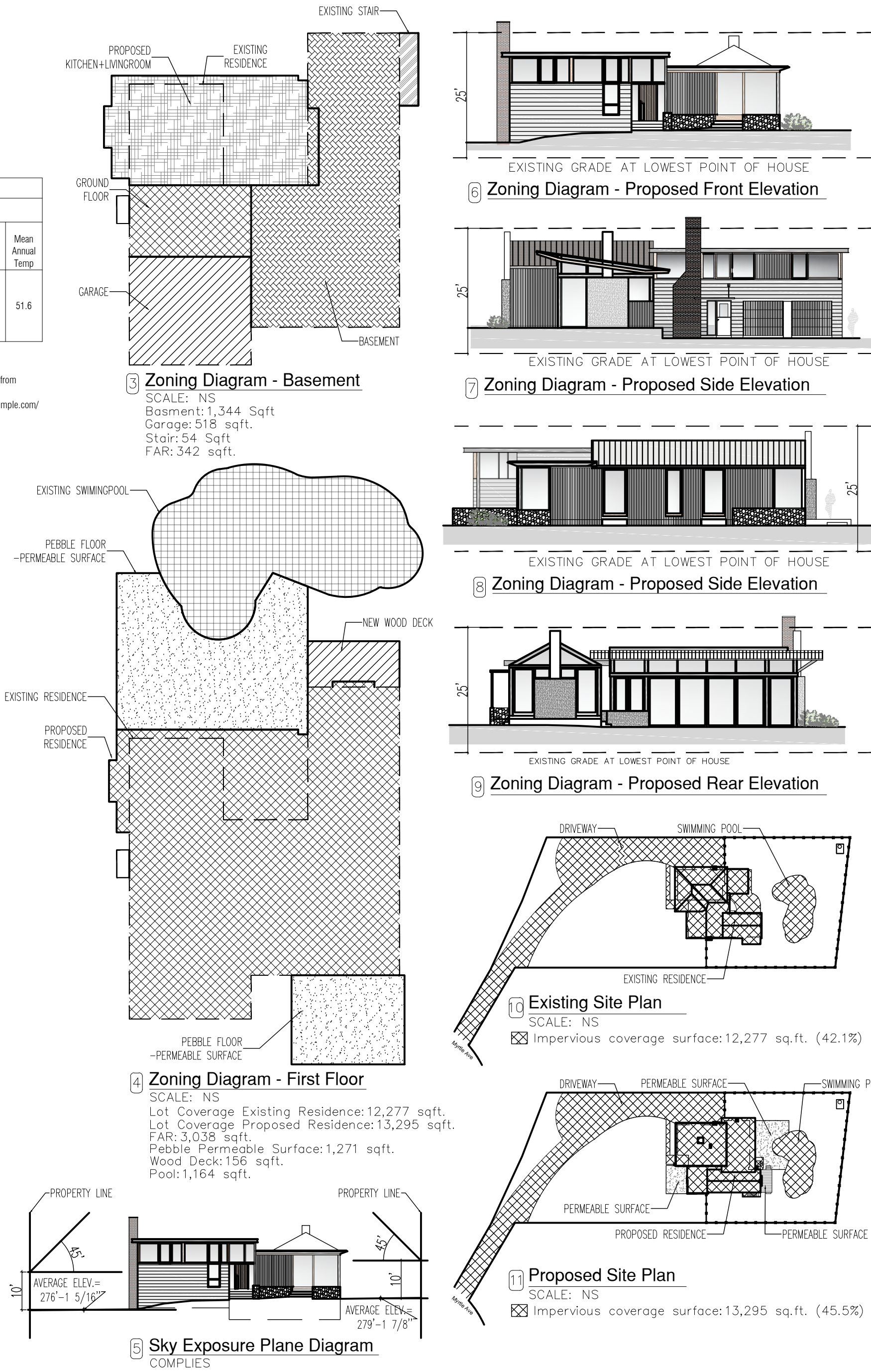
##### b. Major Maintenance

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.



12 Rendering of Proposed Front

Do Not Scale See - Dimensions



13 Land Parcel and Surrounds from above

Do Not Scale See - Dimensions

#### 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

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DOBBS FERRY, NY 10522  
www.casedevelopment.com  
DIRECT 917 597 1982

#### D.O.B CONSULTANT

#### LANDSCAPE ARCHITECT

#### ARBORIST

#### STRUCTURAL ENGINEER

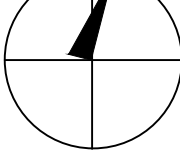
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#### NOTES

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|--|--------------------|--|-----------------------|
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|  | See Detail         |  | Door Number           |
|  | Elevation          |  | Wall Type             |
|  | Section Cut        |  | 0.0" Elevation Target |
|  | Window Number      |  | Revision              |

#### North Arrow:



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1-14-2020

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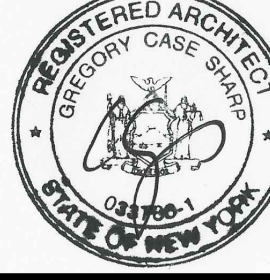
A Remodelation House located in  
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#### PROJECT:

THE MUNITS RESIDENCE  
11 MYRTLE AVENUE,  
DOBBS FERRY, NY 10522

### TITLE PAGE

#### SEAL AND SIGNATURE:



#### DATE:

1/14/2021

#### PROJECT No:

MUNITS 2021

#### DRAWING BY:

GS

#### CHK BY:

GS

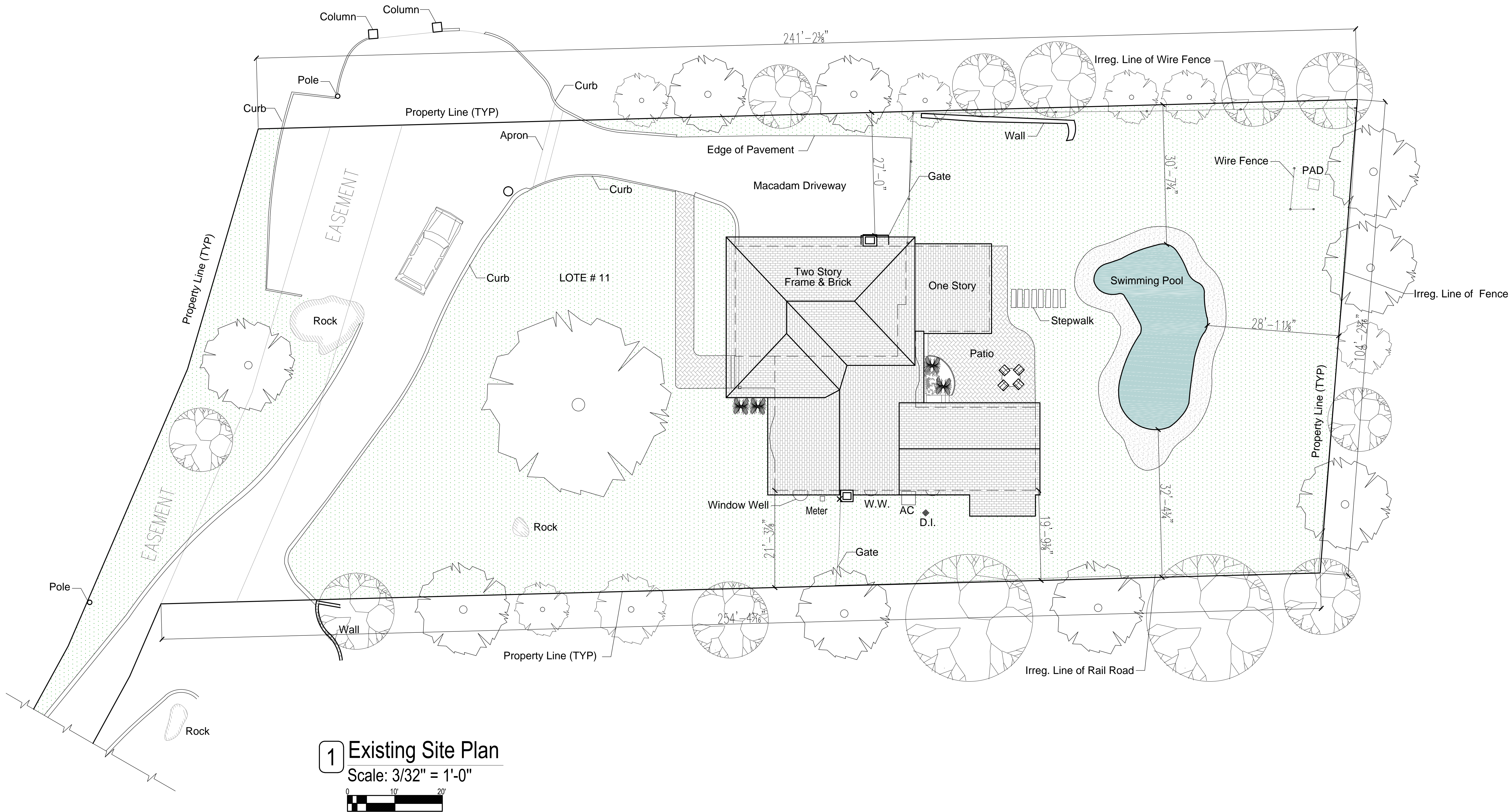
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T-001.00

#### CADD No:

BSCAN:





1 Existing Site Plan  
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Project Architect:  
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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:**

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PROJECT:  
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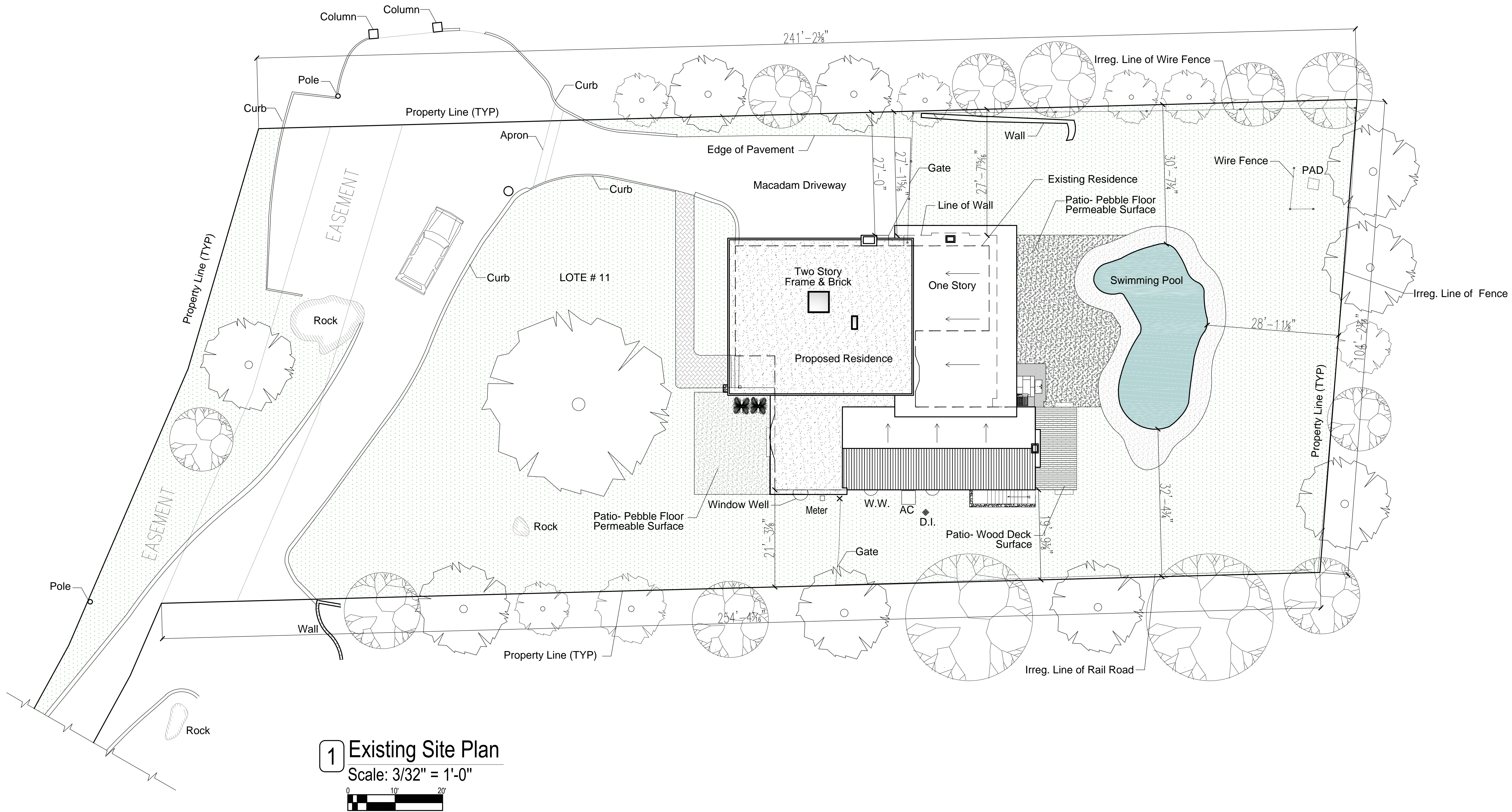
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SEAL AND SIGNATURE:

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PROJECT No: MUNITS 2021  
DRAWING BY: GS  
CHK BY:  
DWG No:  
ST-001.00  
CADD No:

BSCAN:





Project Architect:  
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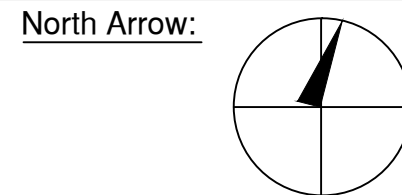
STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

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- Interior Elevation
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- Window Number
- Coordination Tag
- Door Number
- Wall Type
- 0.0" Elevation Target
- Revision



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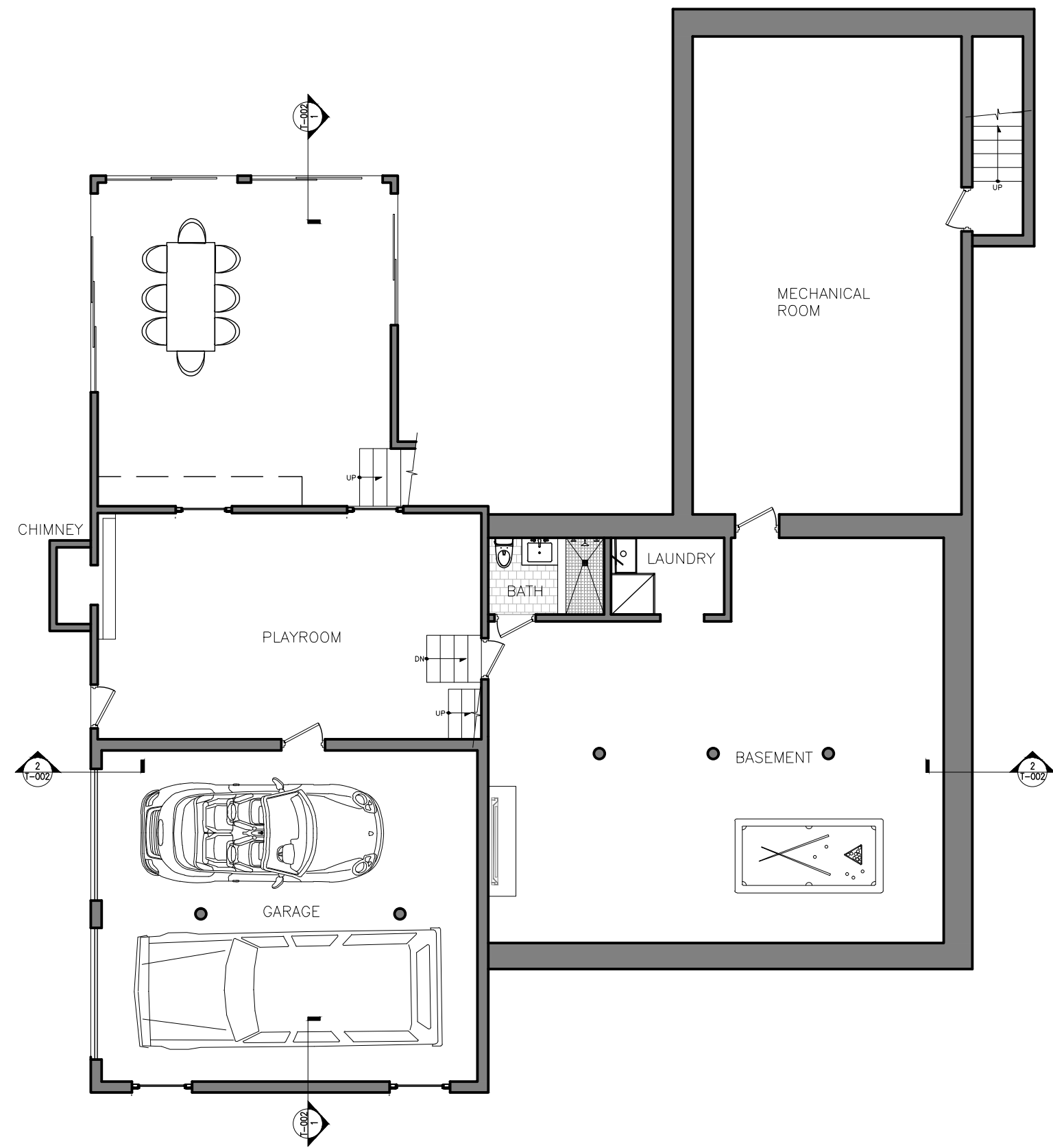
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**PROPOSED SITE PLAN**

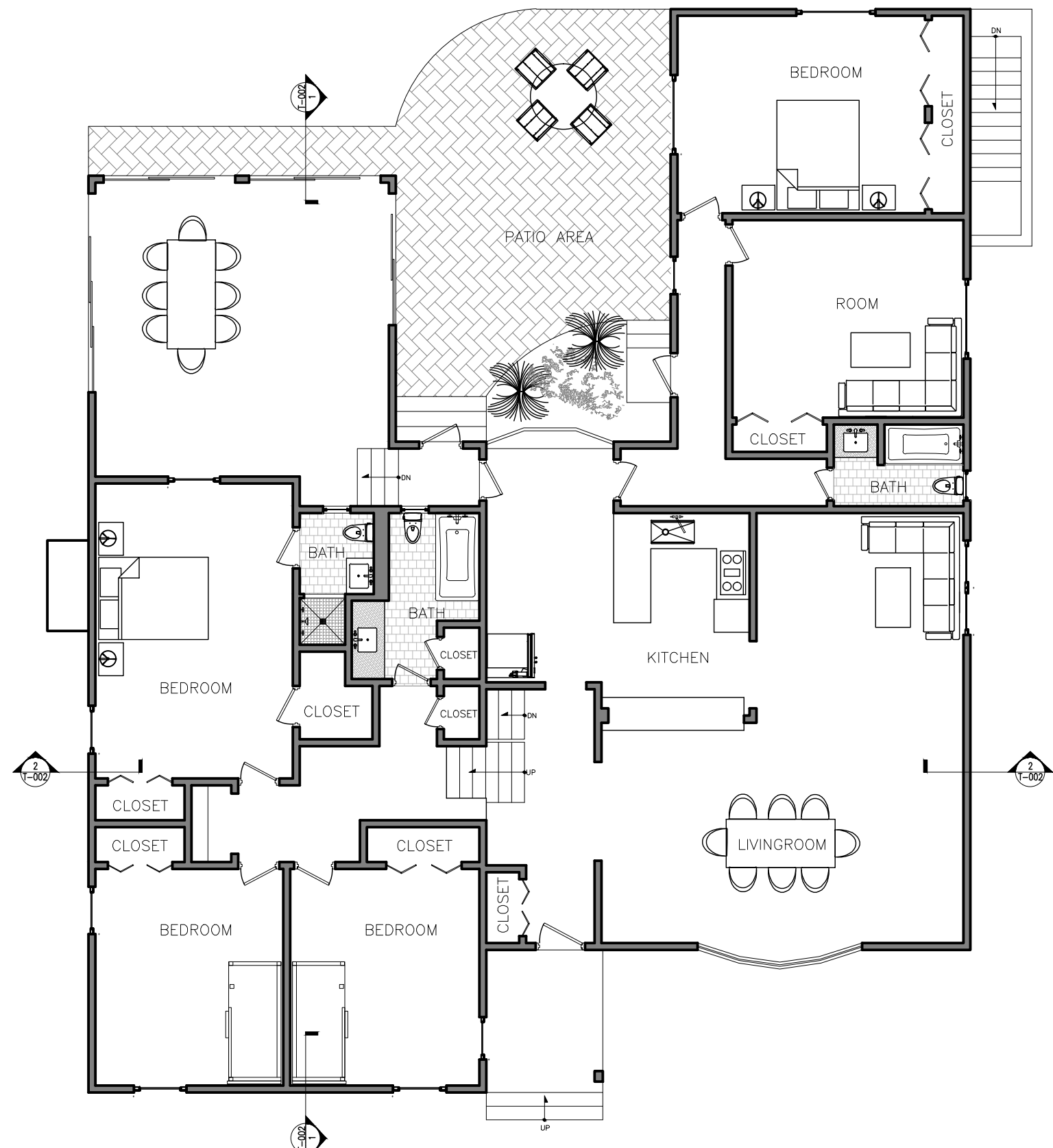
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 GREGORY SHARP ARCHITECT  
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 CHECK BY:  
 DWG No:  
**ST-002.00**  
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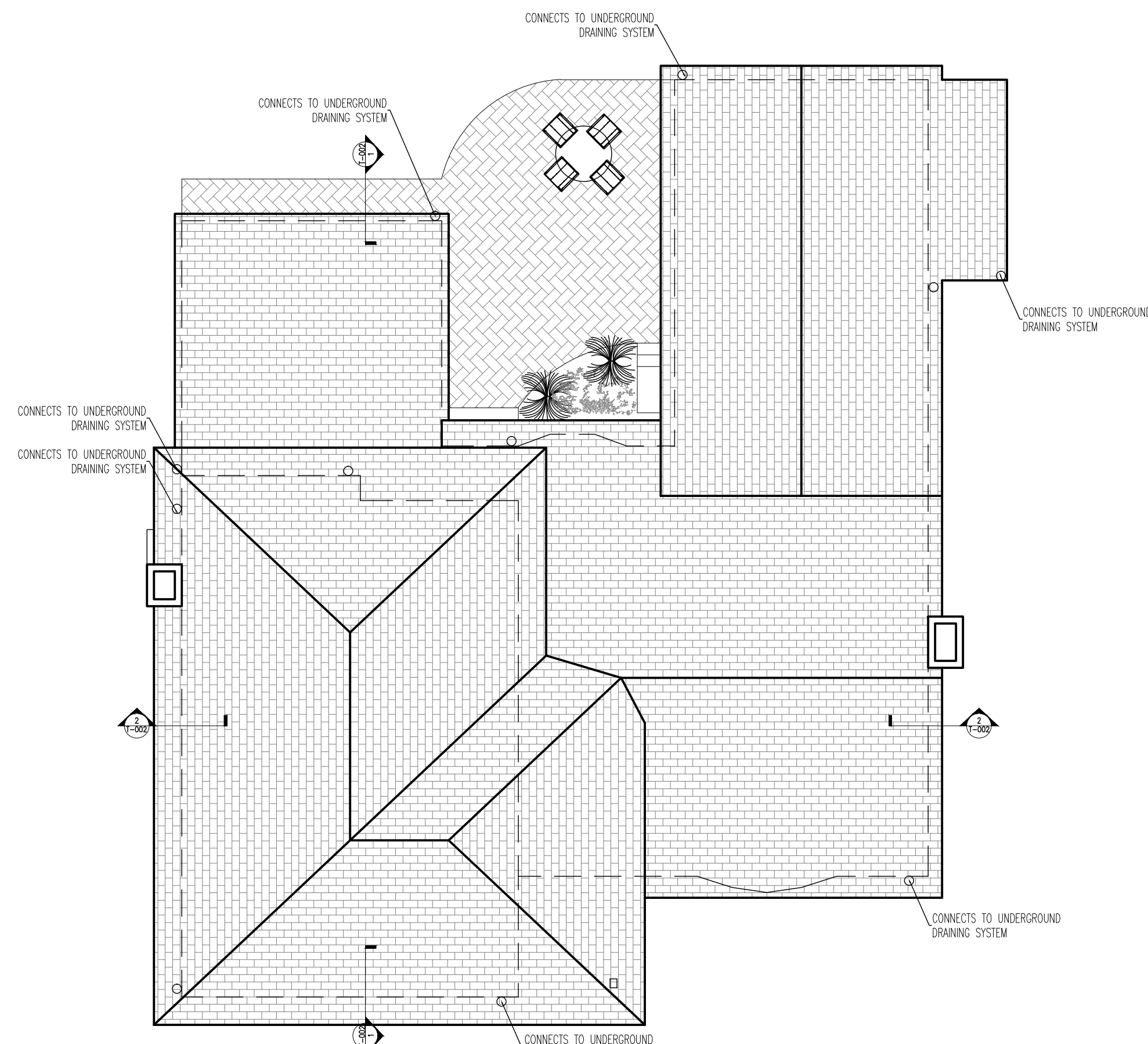




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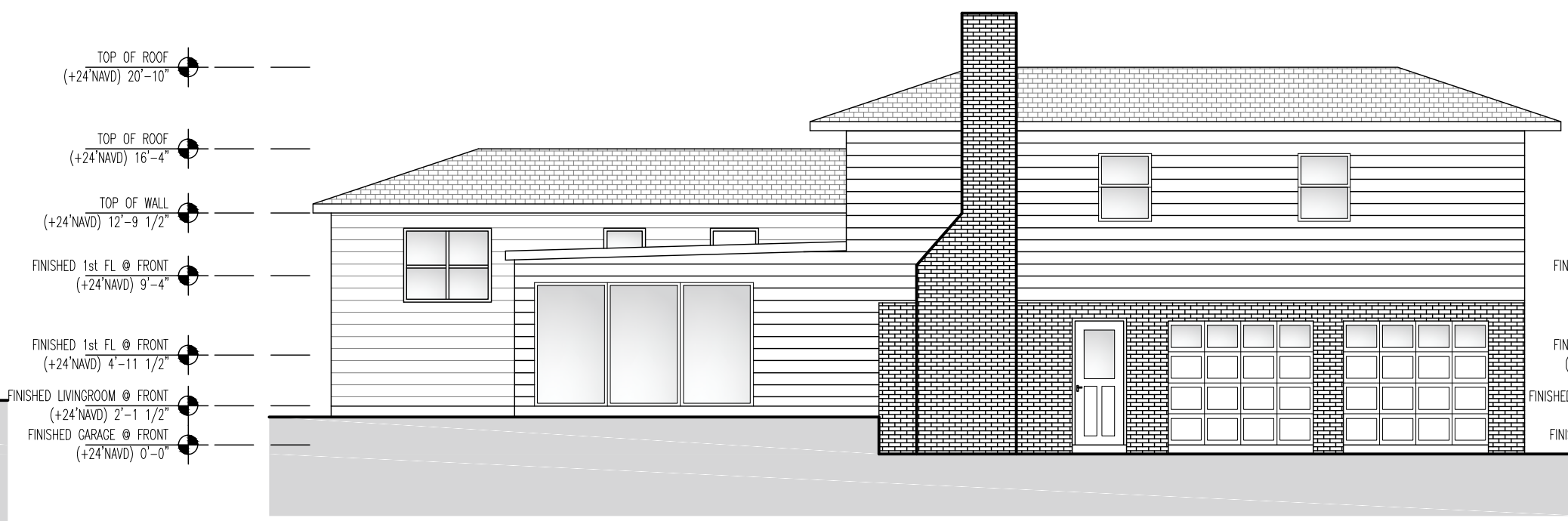
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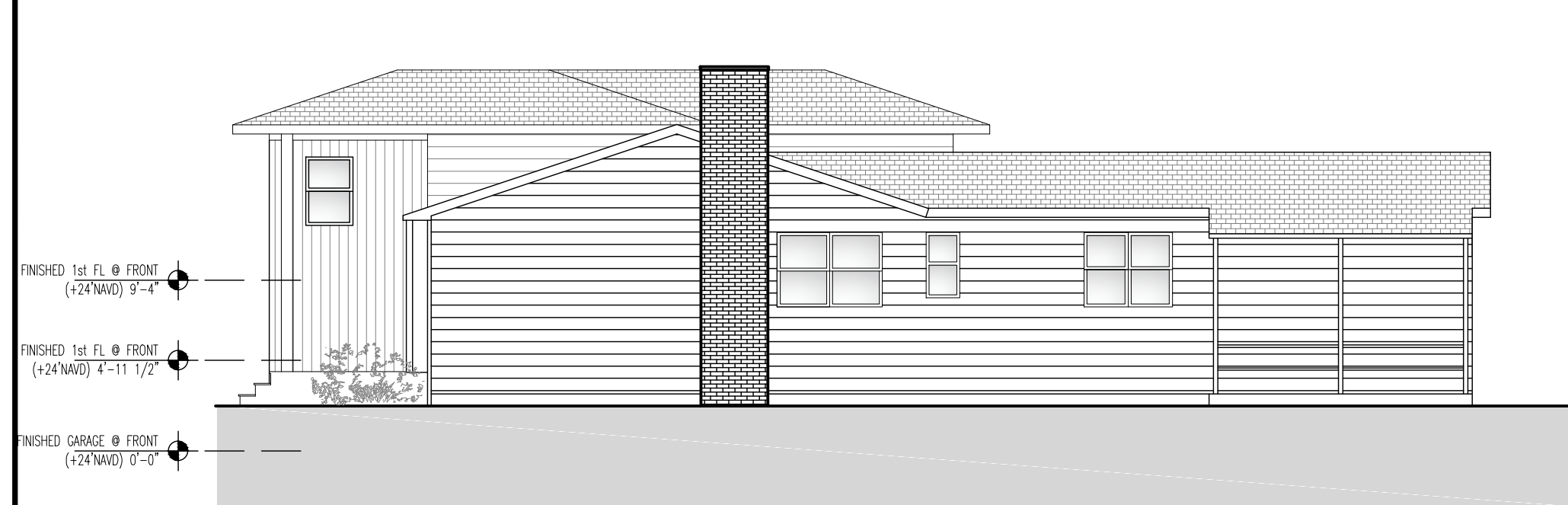
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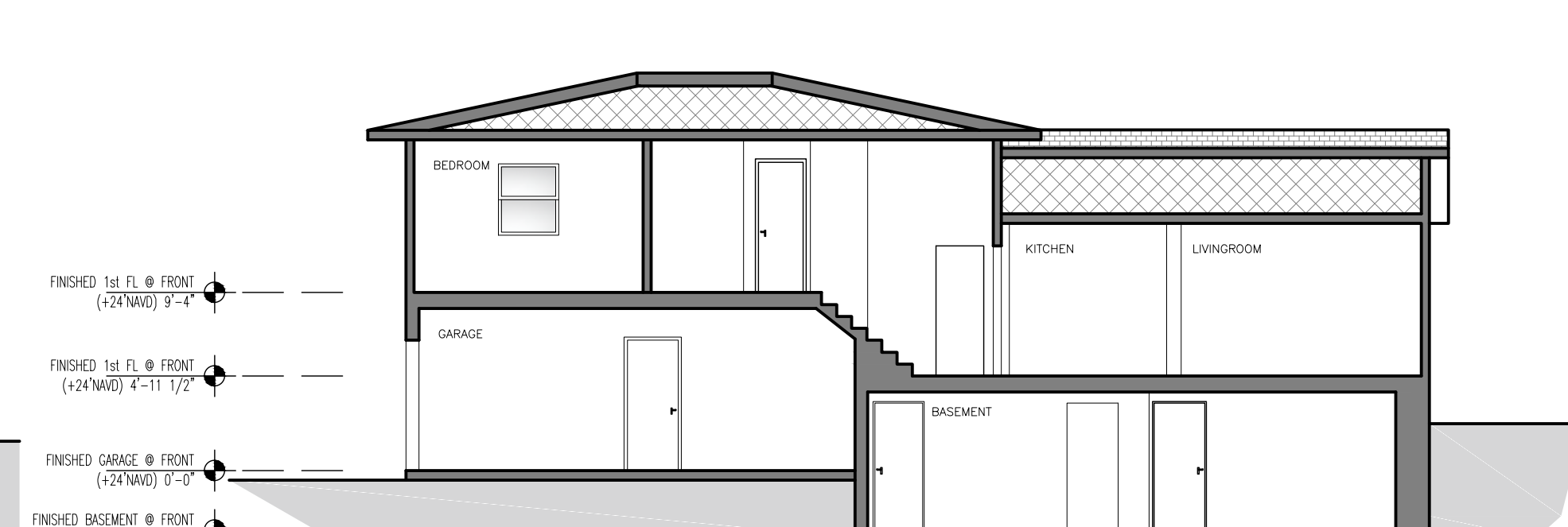
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Scale: 1/8"=1'-0"



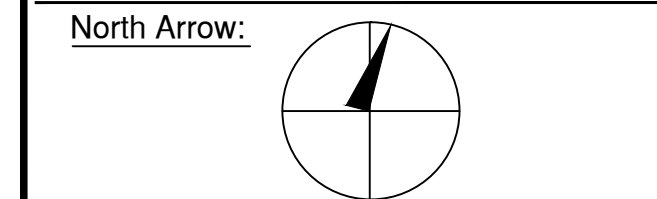
9 Existing Section 2  
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Project Architect:  
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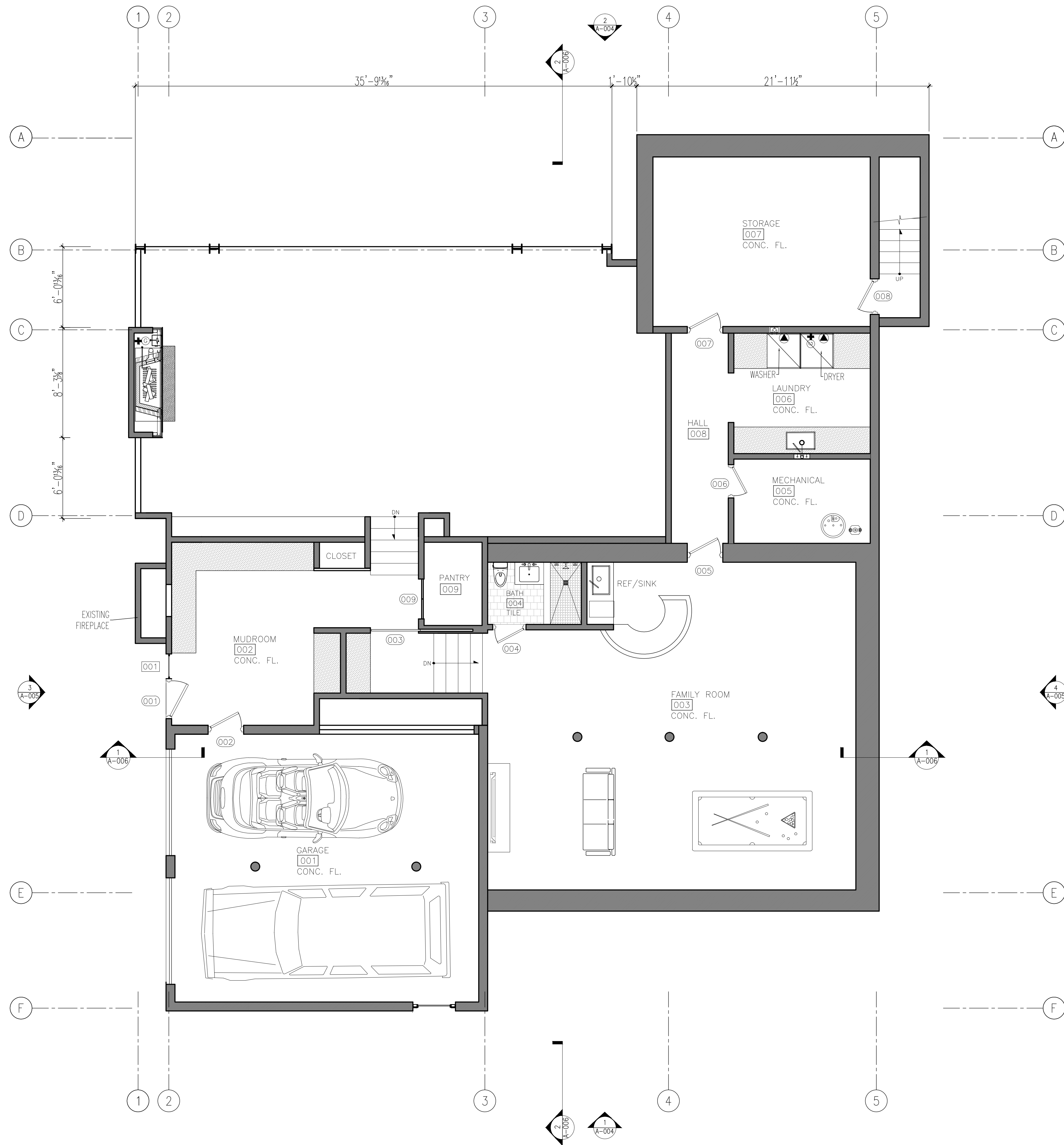
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EXISTING CONDITIONS

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DRAWING BY: GS  
CHK BY:  
DWG No:  
**T-003.00**  
CADD No:

BSCAN:





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

Project Architect:  
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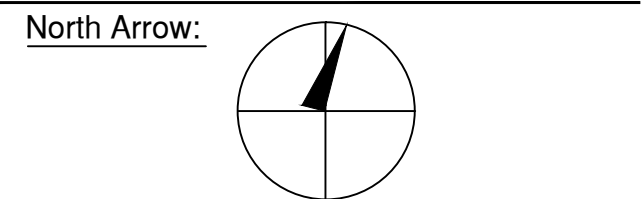
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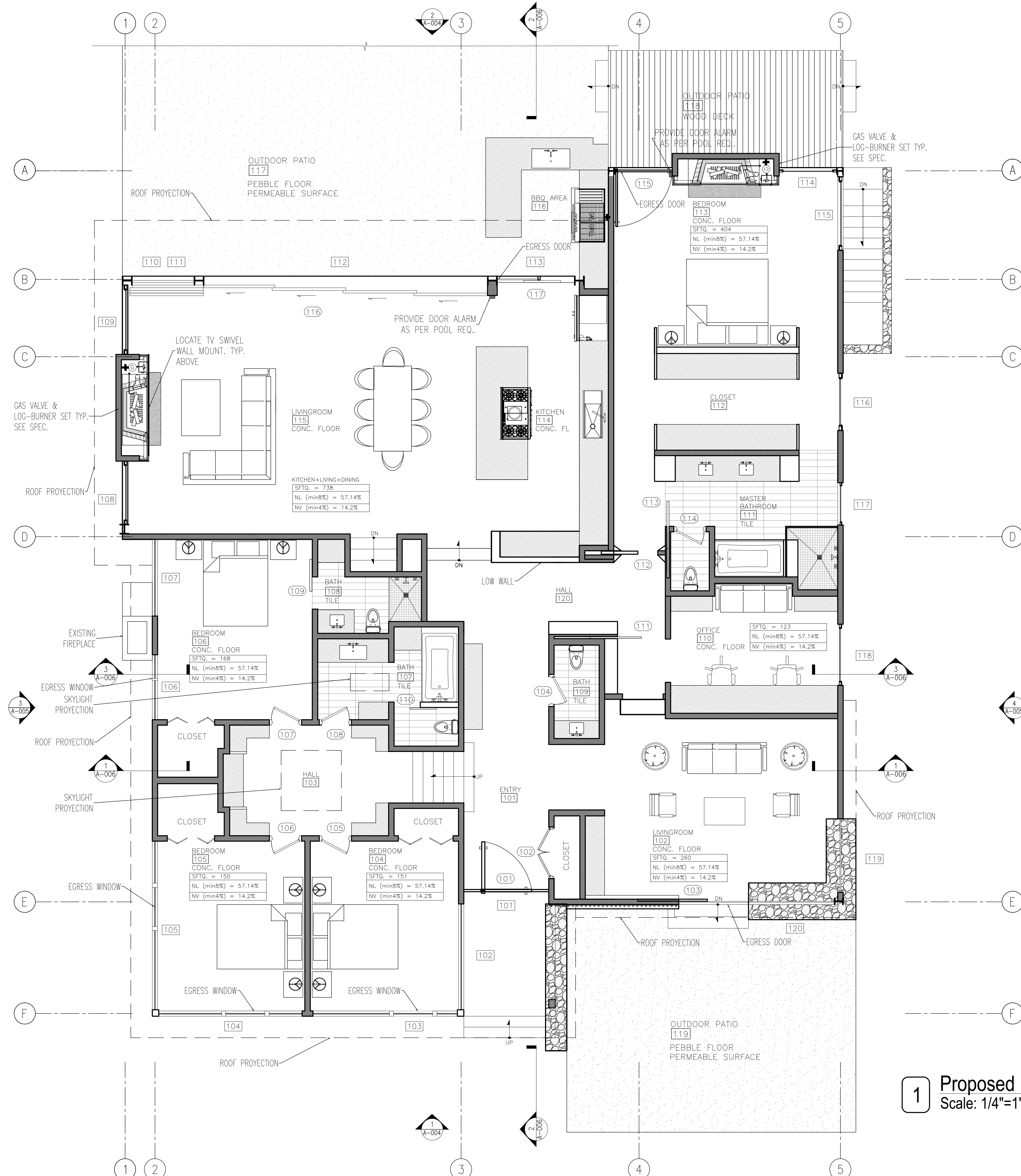
PROJECT:  
**THE MUNITS RESIDENCE**  
11 MYRTLE AVENUE,  
DOBBS FERRY, NY 10522

**BASEMENT FLOOR PLAN**

SEAL AND SIGNATURE:	DATE: 1/14/2021
	PROJECT No: MUNITS 2021
	DRAWING BY: GS
	DWG No: A-001.00
	CADD No:

BSCAN:





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

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

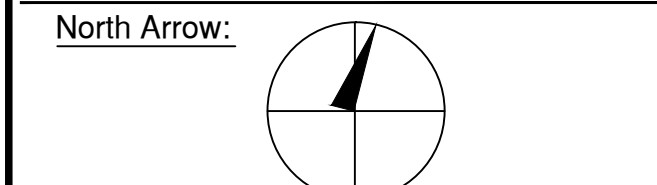
ARBORIST

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



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1-14-2020

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A Remodelation House located in  
Dobbs Ferry, NY developed by:  
The Munits Residence

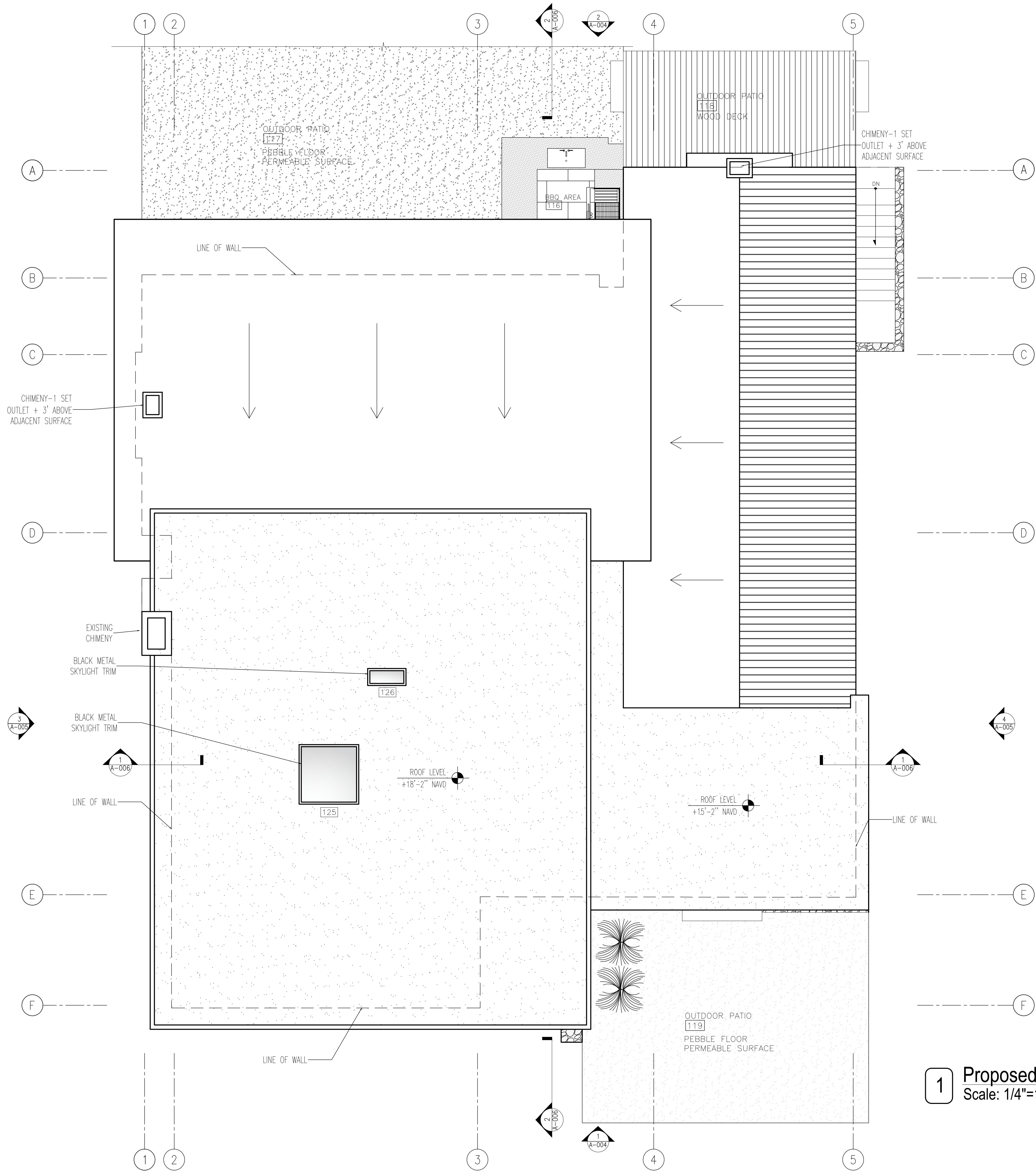
PROJECT:  
**THE MUNITS RESIDENCE**  
11 MYRTLE AVENUE,  
DOBBS FERRY, NY 10522

1ST FLOOR PLAN

SEAL AND SIGNATURE: 	DATE: 1/14/2021 PROJECT No: MUNITS 2021 DRAWING BY: GS DWG No: A-002.00 CADD No:
-------------------------	---

BSCAN:





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

Project Architect:  
**GS**  
GREGORY SHARP ARCHITECT, PC  
145 PALISADE STREET, SUITE 211  
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LANDSCAPE ARCHITECT

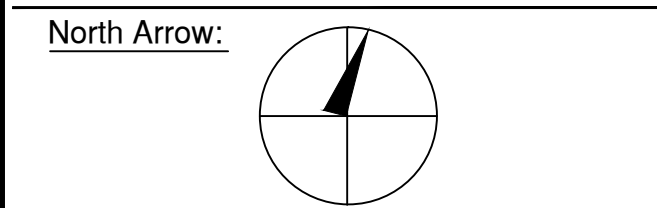
ARBORIST

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



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D.O.B. No. -

A Remodelation House located in  
Dobbs Ferry, NY developed by:  
The Munits Residence

PROJECT:  
**THE MUNITS RESIDENCE**  
11 MYRTLE AVENUE,  
DOBBS FERRY, NY 10522

ROOF FLOOR PLAN

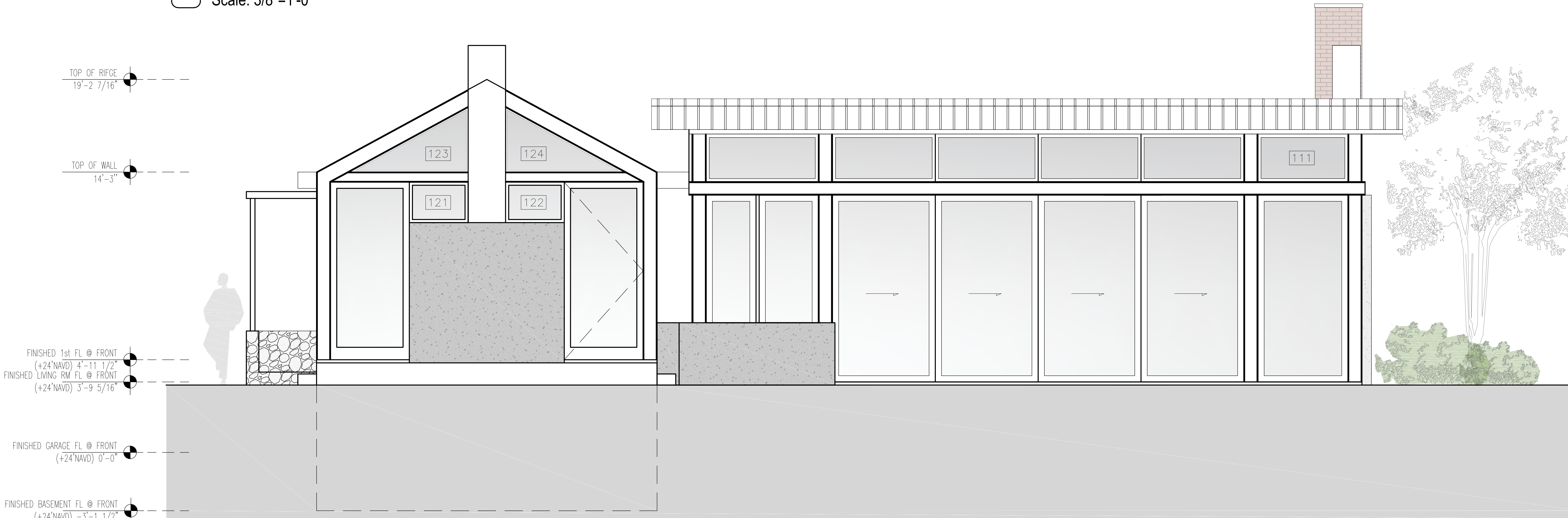
SEAL AND SIGNATURE:	DATE: 1/14/2021
	PROJECT No: MUNITS 2021
	DRAWING BY: GS
	DWG No:
	CADD No:
	<b>A-003.00</b>

BSCAN:





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



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

Project Architect:  
**GS**A  
GREGORY SHARP ARCHITECT, PC  
145 PALISADE STREET, SUITE 211  
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LANDSCAPE ARCHITECT

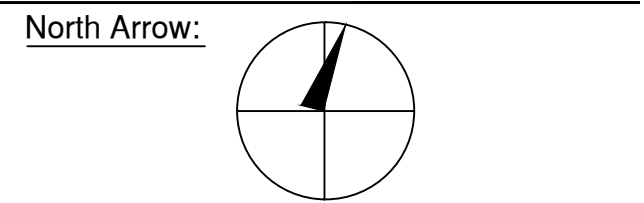
ARBORIST

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



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1-14-2020

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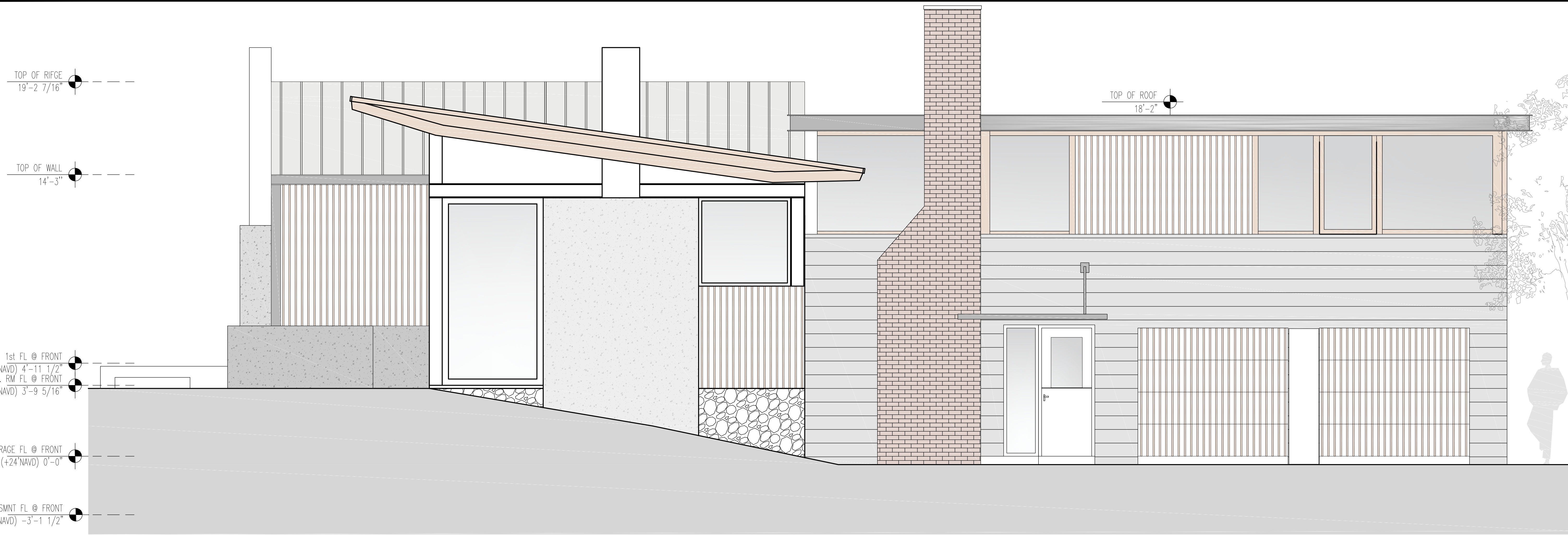
PROJECT:  
**THE MUNITS RESIDENCE**  
11 MYRTLE AVENUE,  
DOBBS FERRY, NY 10522

**ELEVATIONS**

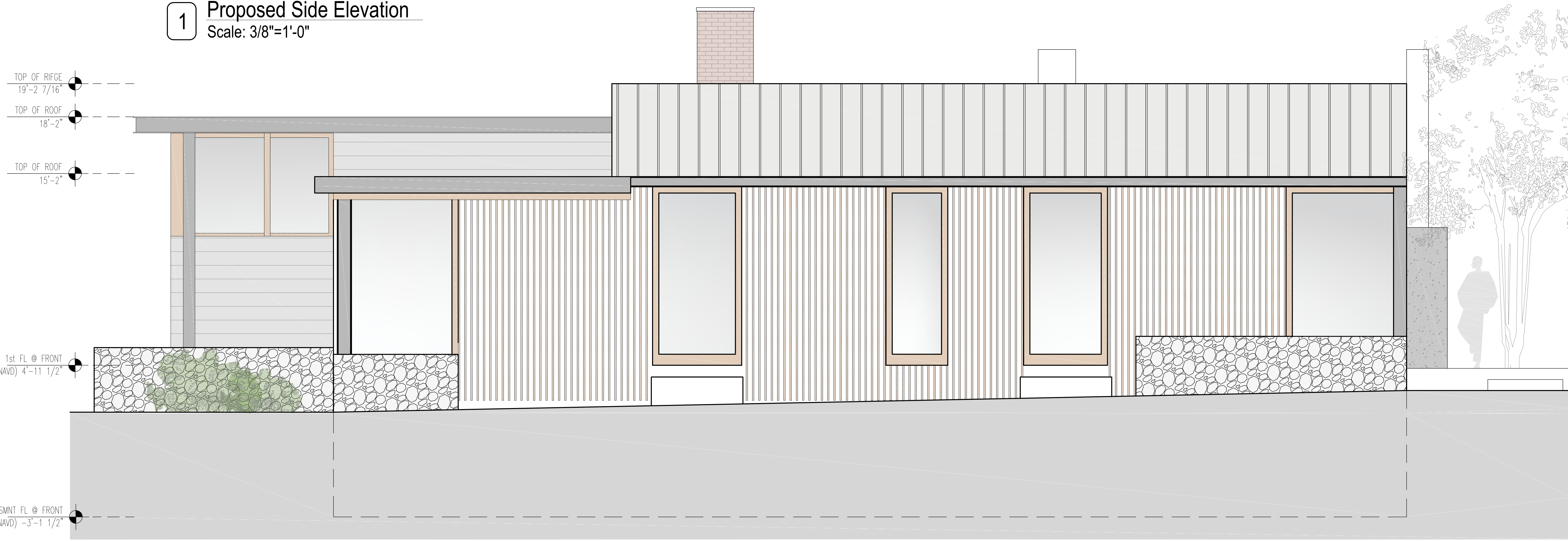
SEAL AND SIGNATURE:  
REGISTERED ARCHITECT  
GREGORY SHARP  
STATE OF NEW YORK  
DATE: 1/14/2021  
PROJECT No: MUNITS 2021  
DRAWING BY: GS  
CHK BY:  
DWG No: **A-004.00**  
CADD No:

BSCAN:





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



2 Proposed Side Elevation  
Scale: 3/8"=1'-0"

Project Architect:

GS

A

GREGORY SHARP ARCHITECT, PC  
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OWNER'S REP / PROJECT MANAGER

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D.O.B CONSULTANT

LANDSCAPE ARCHITECT

ARBORIST

STRUCTURAL ENGINEER

PROJECT ENGINEER

NOTES

**SYMBOL LEGEND**

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

North Arrow:

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**DRAWING INFORMATION**

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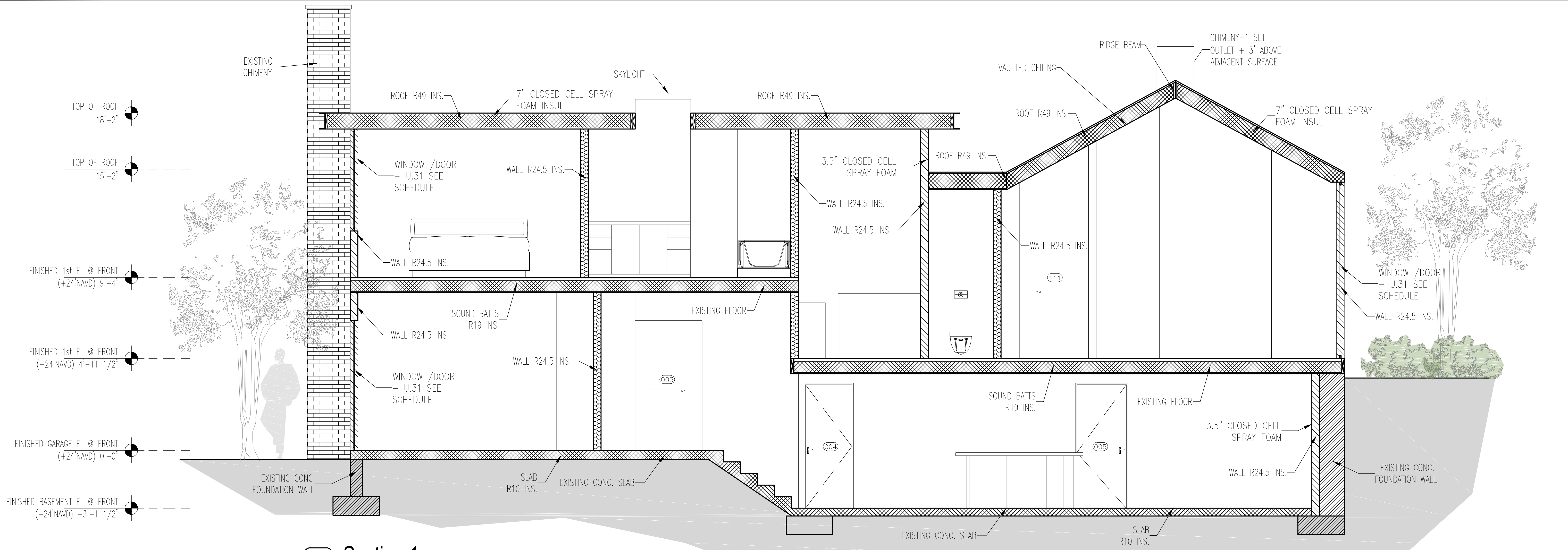
PROJECT:  
**THE MUNITS RESIDENCE**  
11 MYRTLE AVENUE,  
DOBBS FERRY, NY 10522

**ELEVATIONS**

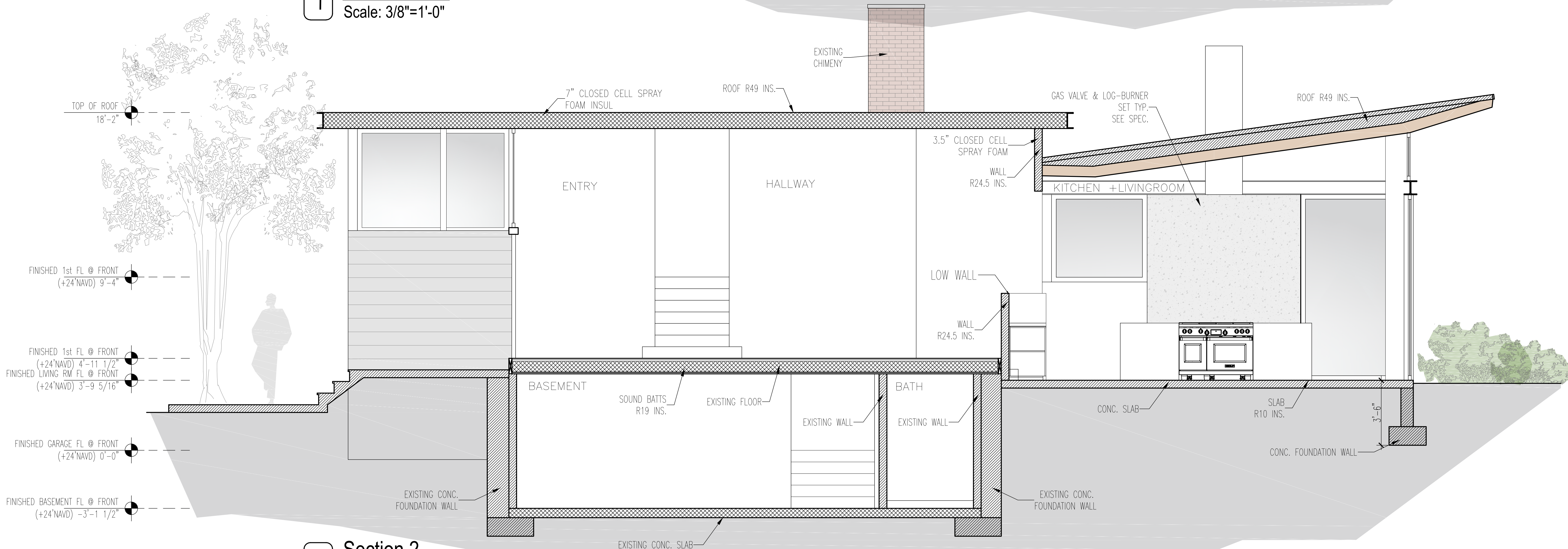
SEAL AND SIGNATURE:	DATE:	1/14/2021
	PROJECT No:	MUNITS 2021
	DRAWING BY:	GS
	DWG No:	A-005.00
	CADD No:	

BSCAN:





1 Section 1  
Scale: 3/8"=1'-0"



2 Section 2  
Scale: 3/8"=1'-0"

Project Architect:

**GS**A  
GREGORY SHARP ARCHITECT, PC  
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LANDSCAPE ARCHITECT

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STRUCTURAL ENGINEER

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NOTES

**SYMBOL LEGEND**

	Interior Elevation
	See Detail
	Elevation
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North Arrow:

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DOBBS FERRY, NY 10522

**SECTIONS**

SEAL AND SIGNATURE:	DATE:	1/14/2021
	PROJECT No:	MUNITS 2021
	DRAWING BY:	GS
	DWG No:	A-006.00
	CADD No:	

BSCAN: