VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES
REGULAR MEETING AGENDA

MEETING DATE: February 13, 2024
AGENDA ITEM SECTION: Presentations
AGENDA ITEM NO. : 3
AGENDA ITEM: 125 Bellair Renovation
ITEM BACKUP DOCUMENTATION: 1. Memorandum dated February 5, 2024 from Valerie Monastra, AICP to Mayor Rossillo and the Board of Trustees 2. Memorandum dated February 1, 2024 from Dan Roemer/Building Inspector to Mayor Rossillo and the Board of Trustees 3. Land Use Approval Application 4. Drawings and pictures

NELSON POPE VOORHIS
environmental • land use • planning

MEMORANDUM

TO: Mayor Vincent Rossillo and Members of the Dobbs Ferry Village Board of Trustees

FROM: Valerie Monastra, AICP
Sam Justiniano, Planning Analyst

CC: Robert Yamuder, Village Administrator
Lori Lee Dickson, Esq., Village Attorney
Dan Roemer, Building Inspector

DATE: February 5, 2024

RE: 125 Bellair Drive

Niall Cain. (the "Applicant" and "Contract Vendee") is seeking Site Plan approval for various improvements to the property including a widening of the existing driveway, terraced stone retaining walls, entry paving to curb, deck, stone terrace with retaining wall, plantings and exterior lighting. The property is located at 125 Bellair Drive, Section Block and Lot 3.120-114-1 ("Project Site") and is in the OF-5, One-Family Residential 5, zoning district. Additionally, the Project will be compliant with all zoning and bulk requirements associated with the OF-5 zoning district. The Project is categorized as a Type II action under SEQR and no additional SEQR review will be necessary. Below outlines the steps involved for the final approval of this application.

PROCEDURE

1. **Initial Planning Board Review.** At its January 4, 2024, meeting, the Planning Board completed an initial review of the application. The Board was unanimously in favor of the application and recommended the Village Board approve the license agreement for the encroachment into the right-of-way.

2. **Village Board Approval**. The Applicant is proposing to undertake work within the Village right-of-way. As a result, a license agreement must be approved by the Village Board before the Planning Board can complete its Site Plan review and issue Site Plan Approval.

3. **Site Plan Approval**. This application requires Site Plan approval by the Planning Board per Section 300-52 of the Zoning chapter. This approval will require the following:

    a. A public hearing for the community to present any comments on the Project.

b. AHRB Approval. Local Law 7 of 2022 established the members of the Planning Board as the members of the Architectural and Historic Review Board for the Village. This application requires AHRB review and approval in accordance with §300-18A(2).

c. Local Waterfront Revitalization Consistency. In accordance with §300-52 (D), the Planning Board will need to make a consistency determination with the Village's LWRP as part of its final Site Plan approval.

SUBMISSION MATERIALS

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Land Use Approval Application, dated December 8, 2023
- Short Environmental Assessment Form Part 1, dated December 8, 2023
- LWRP Consistency review Coastal Assessment Form, dated December 8, 2023
- 13 Photos of the Site
- Survey by Gabriel E. Senor, P.C., dated October 17, 2022
- Site Plans by NcCstudio, dated September 20, 2023, last revised January 11, 2024 including the following:
    - A001 General Notes Zoning Legends
    - S100 Site Plan Stormwater Plan
    - L100 Landscape Plan
    - L200 Landscape sections deck struct plan
    - L201 Landscape Sections
    - L300 Landscape Details

DF Building Dept.

Memo, Agenda Item

To: Mayor and Board of Trustees

CC: Robert Yamuder, Village Administrator

Elizabeth Dreaper, Village Clerk

From: Dan Roemer,

Date: 2/1/2024

Re: 125 Bellair Dr.

The Building Department is in receipt of an application submitted by Architect, Niall Cain on behalf of the owners of 125 Bellair Drive, Justin & Katrina Golub, for a proposed deck, stone retaining walls, stone terrace, driveway expansion and landscaping. The proposed application will require a licensing agreement with the Village for the stone walls, driveway expansion and landscaping in the Village right of way.

I ask that this item be placed on the next available Board of Trustees agenda for your consideration.

DOBBS FERRY
NEW YORK

Village of Dobbs Ferry

Land Use Approval Application

Name of Proposed Development 125 Belllair landscaping and deck

Applicant:

Name Niall Cain

Address 5 Atilda Avenue, Dobbs Fery NY

Telephone 914-478-3448

Email Address ncain@nccstudio.com

Plan Prepared by:

Name Niall Cain Lic# 020240 / NcC Studio

Address 5 Atilda Avenue, Dobbs Fery NY

Telephone 914-478 3448

Email Address ncain@nccstudio

Request for Site Plan ☑ Subdivision ☐ Special Permit ☐

Architect (Contact Information) 914-478-3448, ncain@nccstudio.com

Engineer (Contact Information) _____

Owner (if different from Applicant)

Name Justin and Katrina Golub

Address 125 Bellair Drive

Telephone 206-919-2287

Ownership intentions, i.e. purchase options Primary home site improvements

Property Information

Location of site 125 Bellair Drive

Tax map description:

Sheet 3.120 Block 114 Lot/Parcel 1

Current Zoning Classification OF-5

Description of Project Proposed widening of existing driveway, terraced stone retaining walls, entry paving to curb, deck, stone terrace with retaining wall, planting, exterior lighting

Signature of Applicant, if Owner or Signature of Owner _____

Date 12/8/23

Submittal Requirements

Plans attached are submitted at the direction of the Building Inspector for review by the following board (check all that apply):

- ☐ BOT- 1 PDF copy + 5 paper copies ¼ scale
- ☐ PB - 1 PDF copy + 4 paper copies ¼ scale

In addition, a Short Environmental Assessment Form and Coastal Assessment Form must be submitted with each application.

Submittal Deadlines

Planning Board and Board of Trustees: All new applications must be received by the calendar marked deadline, 15 business days before the meeting. Items that were adjourned from the previous meeting must be submitted 10 business days before the meeting date.

All submissions and documents must be submitted to the Building Department.

Site Development Plan Review

Checklist

Technical Considerations:	**Item Satisfied**
North Arrow, Scale date	X
Property boundary, dimensions and angles	X
Easements and deed restrictions	
Names, locations and widths of adjacent streets	X
Land use, zoning, ownership and physical improvement of adjacent properties	X

List of Required Plans for Approval:	
Survey	X
Existing Conditions Plan with Topography	X
Site Plan with Zoning Table	X
Landscaping Plans	X
Tree Removal Plan	X
Lighting Plans	X
Architectural Plans	X
Materials Specifications	X
Erosion and Sedimentation Control Plan	X
Grading and Drainage Plan with Topography	X
Stormwater Plan	X
Utilities Plan	X

Other Site Plan Elements:

Building & Structures _____

Natural Features _____

Wetlands _____

Hydrologic Features _____

Floodplains _____

Development Features _____

Vehicular and Pedestrian ways including ingress and egress _____

Site Improvements such as parking, storage, and recreation areas _____

Signs _____

Outdoor lighting and public address systems _____

Restoration Specifications

SIDEWALKS: In the case of sidewalks, each slab of concrete cut or damaged by the opening shall be replaced by new concrete, and no patching will be permitted.

ROADWAYS: On streets paved with blacktop or macadam, the existing pavement shall be cut back eighteen (18) inches beyond the original cut and the entire area repaved with blacktop or macadam to a depth of 2".

On streets paved with concrete or with a concrete base, the existing pavement shall be cut back twenty-four (24) inches beyond the original cut and the entire area repaved with concrete to match the existing street pavement.

Where an excavation is in a public roadway, the trench shall be filled to the level of the roadway with a 50 PSI K-crete or equivalent (cap-crete, etc.) For final restoration, the road shall be cut back as directed above, and the finished pavement shall be installed.

CURBS AND DRIVEWAYS: Curbs shall be 16" stone or 18" concrete, with a 6" reveal. Where a curb crosses a driveway, a minimum 1 ½" reveal is required to the finished pavement

Standards for Building Permit

The items listed below should be reviewed by the applicant's design professional to aid in providing a complete submission.

SITE PLAN INFORMATION

1. X 24" x 36" maximum drawing size
2. X Minimum scale: (1" = 30")
3. X Project Name
4. X Name and address of engineer and surveyor
5. X Name and address of owner of record and applicant
6. X Drawings signed and sealed by P.E. or R.A.
7. X Original drawing date & revision dates
8. X Tax map section and lot numbers
9. X Location plan with existing and adjacent zoning district
10. X Scale, north arrow, date of survey, property acreage, drawings numbered (i.e., 1 of 3, etc.)
11. X Minimum yard setbacks
12. X Provide bulk zoning table with all existing, proposed, and required conditions
13. X Estimated quantity of cut or fill to be imported or removed from site
14. X Topography at two feet maximum intervals
15. X Topography along streets adjacent to property
16. X Existing conditions.
17. X Total amount of site area disturbed

DRAINAGE

1. X Collect and convey driveway runoff.
2. X Roof drains to discharge to existing or proposed drainage system.
3. X Surface inlets provided where low points cannot be graded to drain
4. X Swale provided between buildings and embankment which slopes toward building
5. ____ Culverts provided where roads or driveways cross watercourses
6. X Catch basin spacing adequate
7. X All rim and invert elevations provided
8. X 2 feet minimum cover of storm drains in roads, driveways, and parking areas. 18 inch minimum elsewhere
9. X Drywells provided with emergency overflow outlet pipes to grade. Multiple drywell systems should be connected by equalization pipes with rim and invert elevations posted
10. X Minimum storm drain pipe size 15" diameter
11. X Headwalls or end sections provided at pipe inlets and outlets
12. ____ Rip-rap provided at headwalls and end sections
13. ____ Provide cross section for pond or detention facility

SITE INGRESS/EGRESS

1. x___ Adequate sight distance at driveway intersection with road
2. x___ Site accessible to fire trucks, emergency vehicles, tractor-trailers for fill deliveries, etc.
3. X___ Backup space for parking area
4. ____ Driveways intersecting existing road at 90 degrees

SITE GRADING

1. X___ All proposed grading on property. Show limit line of disturbance.
2. ____ Driveway platform sloped at 4% maximum within 25 feet of centerline of street or within 35 feet from the Right-of-Way, whichever is the greater distance.
3. x___ Driveway slope 14% maximum.
4. x___ Parking area 5% maximum.
5. x___ Paved areas 1 % minimum grade at curb line.
6. x___ Lawn area 2% minimum.
7. x___ Top and bottom of retaining wall elevations provided.
8. x___ Outside grade pitched away from residence.
9. x___ Guide rail provided at steep drop offs.
10. x___ Spot elevations at comers of residence and parking area where necessary to ensure positive drainage.
11. ____ Finished floor elevations provided including basement.
12. ____ Plans and calculations for walls ≥ 4 feet Signed & Sealed by P.E., R.A.
13. ____ Provide profiles of proposed roads with vertical geometry.
14. ____ Provide horizontal geometry.

GENERAL

1. X___ Show existing and proposed utilities (water, sewer, etc.)
2. X___ Show snow piling areas.
3. ____ Show refuse areas with enclosures
4. X___ Show zoning map with districts (school, fire, etc.)
5. ____ Show signage.
6. X___ Show landscaping.
7. X___ Provide sections and details of retaining walls
8. ____ Provide phasing plan for areas over 5 acres.
9. X___ Provide lighting plan.
10. X___ Maintain low noise level at property line.
11. ____ ADA compliance

MISCELLANEOUS ITEMS

1. Proposed easements
   a. ____ Temporary construction
   b. ____ Drainage
   c. ____ Sight
   d. ____ Slope
   e. ____ Driveway access

2. ____ Existing sanitary disposal system in the vicinity of construction activity protected with temporary fencing.

SITE PLAN NOTES

1. General construction notes.
2. Construction Sequence shown on plans.
3. The following notes shall be provided on the plans:

- Should rock blasting be required, a permit application in accordance with Chapter 125 - Blasting and Explosives of the Village of Dobbs Ferry Code must be submitted to the Village by the applicant for review/approval.

- The Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.

- Built plans of the proposed driveway and drainage improvements shall be submitted to the Village Engineer for review prior to issuance of Certificate of Occupancy.

- 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 site plan 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 guaranty which shall be in an amount determined by the Planning Board and the Village Engineer and in a form satisfactory to the Village Attorney".

The following notes shall be provided on plans that involve SWPPP's:

- The applicant shall notify the Building Department Village's Consulting Engineer in writing at least 48 hours before any of the following so that any inspection may be performed.
  1. ____ Start of construction
  2. ____ Installation of sediment and erosion control measures.
  3. ____ Completion of site clearing.
  4. ____ Completion of rough grading.
  5. ____ Installation of SMP's.
  6. ____ Completion of final grading and stabi1ization of disturbed areas.
  7. ____ Closure of construction.

8. ____ Completion of final landscaping; and
9. ____ Successful establishment of landscaping in public areas.

- "The owner or operator shall have a qualified inspector inspect and document the effectiveness of all erosion and sedimentation control practices and prepare inspection reports at least once a month. These reports must be kept on site and available for review".

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
125 Bellair Landscaping and Deck

Project Location (describe, and attach a location map):
125 Bellair Drive, Dobbs Ferry, NY

Brief Description of Proposed Action:
Proposed widening of existing driveway, terraced stone retaining walls, entry paving to curb, deck, stone terrace with retaining wall, planting, exterior lighting

Name of Applicant or Sponsor:	Telephone: 914-478-3448
Niall Cain	E-Mail: ncain@ncain@nccstudio.com

Address:
5 Atilda Avenue

City/PO:	State:	Zip Code:
Dobbs Ferry	NY	10522

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 9,261 SF acres
   b. Total acreage to be physically disturbed? aprx 5,500 SF acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? N/A acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ I ndustrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
☐ Parkland

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES
	☐	☑

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES
	☑	☐

8.	NO	YES
a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES
	☐	☑

10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES
	☐	☑

11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES
	☐	☑

12.	NO	YES
a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

13.	NO	YES
a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Wastewater management is proposed to mitigate existing wastewater erosion conditions and to manage stormwater runoff form proposed impervious surfaces.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoingor completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Niall Cain Date: 12/08/2023

Signature: _____ Title: Architect

PRINT FORM

DOBBS FERRY
NEW YORK

Village of Dobbs Ferry Building Department
Village Hall - 112 Main Street Dobbs Ferry,
New York 10522 Phone; (914) 231-8513 - Fax: 914-693-3470

LWRP CONSISTENCY REVIEW COASTAL ASSESSMENT FORM

Name of Applicant: Niall Cain

Mailing address: 5 Atilda Avenue, Dobbs Ferry NY

Telephone number: 914-478-3448

Tax Lot#: Section 317 / Block141/ Lot1

Application number, if any: _____

A. INSTRUCTIONS (Please print or type all answers)

1. All applicants, including the Village of Dobbs Ferry and other agencies, shall complete this CAF for proposed actions subject to **Local Law# 10-05 - LWRP Consistency Law.** This assessment is intended to supplement other information used by the Dobbs Ferry Planning Board in making a determination of consistency with the Coastal Management Policies set forth in the Dobbs Ferry Local Waterfront Revitalization Program (LWRP).

2. All applicants shall complete Sections B and C of this Coastal Assessment Form. If the proposed action meets any of the criteria listed in Section C, Section D must be completed.

3. In Section D, a proposed action should be evaluated as to its potential beneficial and/or adverse effects upon the coastal area and how it may affect the achievement of the specific policy standards contained in the LWRP and the LWRP Consistency Law.

4. Once evaluated, a proposed action may need to be analyzed in more detail and, if necessary, modified prior to making a determination that it is consistent with the LWRP policy standards. If an action to be certified as consistent with the LWRP policy standards, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Type of action (check appropriate response):
   a) Directly undertaken (e.g., capital construction, planning activity, agency regulation, land transaction) capital construction
   b) Financial assistance (e.g., grant, loan, subsidy) _____

c) Permit, approval, license, certification Building permit required

d) Party or Agency undertaking action: Owner

2. Describe nature and extent of action: Proposed widening of existing driveway, terraced stone retaining walls, entry paving to curb, deck, stone terrace with retaining wall, planting, exterior lighting

3. Location of action (Street or Site Description): 125 Bellair Drive

C. COASTAL ASSESSMENTCRITERIA

Please check any of the following criteria that describe the proposed action.

☐ 1. The proposed action has direct contact with coastal waters, i.e., the Hudson River and/or its tributaries - Wickers Creek and the Saw Mill River.

☐ 2. The proposed action utilizes coastal waters, either directly or indirectly.

☐ 3. The proposed action involves natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands that either effect or are affected by coastal waters.

☐ 4. The proposed action demonstrates a relationship to coastal waters. The relationship may be recreational, cultural, historic, or business.

☑ 5. The proposed action has a direct visual relationship with coastal waters and their waterfronts.

If the proposed action meets any of the above criteria, Section D must be completed.

D. COASTAL ASSESSMENT

The following thirteen questions are based directly on the Coastal Management Policies set forth in Section ill of the Dobbs Ferry LWRP. The preparer of this form should review these policies which are available online at www.dobbsferry.com/content/waterfront and also on file in the Village of Dobbs Ferry Clerk's office. Please answer every question and provide a brief explanation. If necessary, you may attach further explanation or refer to other available documentation relating to the proposed action.

Applicant

1. Does the proposed action foster a pattern of development in the coastal area that enhances community character, open space preservation, use of existing infrastructure, use of a coastal location?
   ☐ YES ☐ NO ☑ Not Applicable

2. Does the proposed action preserve historic and archaeological resources?
   ☐ YES ☐ NO ☑ Not Applicable

3. Does the proposed action protect existing scenic resources or enhance visual quality in the community?
   ☑ YES ☐ NO ☐ Not Applicable

   Proposed work does no effect or restrict existing view of the river from property or from neighboring properties

4. Does the proposed action minimize loss of life, structures, and natural resources from flooding and erosion?
   ☑ YES ☐ NO ☐ Not Applicable

   Proposed stormwater management mitigates the existing stormwater runoff currently damaging existing property and runing onto adjacent property to the west

5. Does the proposed action protect or improve water resources?
   ☐ YES ☐ NO ☑ Not Applicable

6. Does the proposed action protect or restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities?
   ☐ YES ☐ NO ☑ Not Applicable

7. Does the proposed action protect and/or improve air quality?
   ☐ YES ☐ NO ☑ Not Applicable

8. Does the proposed action minimize environmental degradation from solid waste and hazardous substances and wastes?
   ☐ YES ☐ NO ☑ Not Applicable

9. Does the proposed action improve public access to and recreational use of public lands and waters?
   ☐ YES ☐ NO ☑ Not Applicable

10. Does the proposed action protect water-dependent uses, promote siting of new water-dependent uses in suitable locations, and/or support efficient harbor operation?
    ☐ YES ☐ NO ☑ Not Applicable

11. Does the proposed action promote the sustainable use of fish and wildlife resources?
    ☐ YES ☐ NO ☑ Not Applicable

12. Does the proposed action protect agricultural lands?
☐ YES ☐ NO ☑ Not Applicable

13. Does the proposed action promote appropriate use and development of energy and mineral resources?
☐ YES ☐ NO ☑ Not Applicable

E. FURTHER REMARKS OR ADDITIONAL INFORMATION:

If assistance or further information is needed to complete this form, please contact Village of Building Department.

Preparer's Name: Niall Cain Telephone: 914-478-3448

Title: Architect Agency: NcC Studio PC Date 12/08/23

Consistency Determination

☐ **Yes**

☐ **No**

GENERAL NOTES

01. PROJECT SCOPE: PERFORM ALL WORK REQUIRED BY THE CONTRACT DOCUMENTS FOR THE ALTERATION AND RENOVATION OF THE DESIGNATED PREMISES, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SCAFFOLDING AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER AND COMPLETE EXECUTION OF THE WORK. THESE GENERAL CONDITIONS SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS OR ADDITIONS AS AGREED TO DURING THE COURSE OF THE WORK.

02. PRE-BID SITE VISIT: DUE TO THE INACCESSIBILITY OF PARTS OF THE PREMISES OR STRUCTURE, DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS ARE PRESUMED TO BE REASONABLY CORRECT. VERIFY ALL EXISTING CONDITIONS IN THE FIELD COVERING OR AFFECTING THE WORK PRIOR TO SUBMITTING A BID.

03. EXCLUSIONS: BIDDERS SHALL MAKE KNOWN TO ARCHITECT ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE PRICING PHASE OF THE PROJECT. UNLESS NOTED THEY WILL BE PRESUMED INCLUDED BY ARCHITECT.

04. COMPLIMENTARY DOCUMENTS: THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.

05. INCONSISTENCIES: WHERE DIFFERENCES BETWEEN THE DRAWINGS, NOTES AND SPECIFICATION OCCUR, THE DECISION OF THE ARCHITECT SHALL GOVERN AS TO WHICH TAKES PRECEDENCE. THE ARCHITECT SHALL PROMPTLY RESOLVE ANY SUCH DISCREPANCIES BROUGHT TO HIS ATTENTION BY THE CONTRACTOR.

06. MISSING INFORMATION: STUDY THE DRAWINGS, NOTES, SPECIFICATIONS AND OTHER INSTRUCTIONS. NOTIFY THE ARCHITECT OF INCONSISTENCIES OR MISSING INFORMATION REQUIRED FOR FABRICATION OR INSTALLATION OF THE WORK.

07. DOUBTFUL CONDITIONS/ FIELD CONDITIONS: VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AFFECTING THE WORK AT THE SITE. NOTIFY THE ARCHITECT OF ANY CONDITIONS OR MATERIALS THAT ARE FOUND CONTRARY TO THOSE INDICATED ON THE DRAWINGS, OR OF ANY DOUBTFUL CONDITIONS THAT MIGHT AFFECT THE QUALITY OF OR INTERFERE WITH THE PROPER COMPLETION OF THE PROJECT PRIOR TO COMMENCING WORK. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF EXISTING CONDITIONS.

08. CONTACT LIST: GENERAL CONTRACTOR SHALL SUPPLY, PRIOR TO COMMENCING WORK, A LIST OF ALL SUBCONTRACTORS TO ARCHITECT. THE NAME OF THE PRINIPAL CONTACT, THE ADDRESS, AND PHONE NUMBER OF EACH SUBCONTRACTOR SHALL BE INCLUDED IN THIS LIST.

09. DISTRIBUTION OF DRAWINGS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.

10. PERMITS AND APPROVALS: OBTAIN ALL REQUIRED PERMITS AND PAY FEES FOR PERMITS, LICENSES, INSPECTIONS, FILINGS AND APPROVALS REQUIRED BY LOCAL LAWS, ORDINANCES AND REGULATIONS FOR COMPLETION OF THE PROJECT.

11. INSPECTIONS: SCHEDULE REQUIRED INSPECTIONS IN A TIMELY FASHION SO AS NOT TO INTERRUPT PROGRESS OF THE WORK.

12. NOTIFICATIONS: NOTIFY ADJACENT PROPERTY OWNERS AND THE BUILDING MANAGEMENT IN ACCORDANCE WITH THE PROVISIONS OF LAW AND AS REQUIRED BY THE BUILDING ALTERATION AGREEMENT.

13. WORK PERMIT: A VALID WORK PERMIT SHALL BE PROMINENTLY DISPLAYED AT THE JOB SITE FOR THE ENTIRE DURATION OF THE WORK.

14. INSURANCE: PROVIDE PROOF OF WORKER'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE AS REQUIRED BY NEW YORK STATE LAW, PRIOR TO THE COMMENCEMENT OF WORK. PROOF OF LIABILITY, PROPERTY DAMAGE AND OTHER INSURANCE SHALL BE PROVIDED IN THE AMOUNTS STATED IN THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR. ALL CONTRACTORS INVOLVED IN THIS WORK SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION AND COMPLY WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMENS COMPENSATION. THEY WILL COMPLY WITH ALL RULES AND REGULATIONS DICTATED BY THE LANDLORD, THE TENANT, THE ARCHITECT AND OTHER GROUP(S) TO BE NAMED FROM LIABILITY DUE TO CONTRACTORS NEGLIGENCE.

15. COMPLIANCE WITH CODES: WORK IS TO BE PERFORMED IN ACCORDANCE WITH RULES AND REGULATIONS OF GOVENMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES, AND ORDINANCES. WHERE REQUIREMENTS OF THESE CODES ARE CONTRADICTORY OR MUTUALLY EXCLUSIVE, THE MORE STRINGENT RULE SHALL APPLY. ANY DISCREPANCIES, VARIATIONS, OR OMMISIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO ARCHITECT.

16. MEANS AND METHODS: THE CONTRACTOR SHALL SUPERVISE THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

17. SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. GIVE NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE SAFETY OF PERSONS AND PROPERTY, AND THEIR PROTECTION FROM DAMAGE, INJURY AND LOSS. INSURE THAT THE JOB SITE IS MAINTAINED AT ALL TIMES IN SUCH A WAY AS TO PREVENT INJURY OR DAMAGE TO ALL PERSONS WORKING ON OR VISITING THE PREMISES, AND TO PERSONAL PROPERTY.

18. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL PARTIES FROM POTENTIAL HAZARDS PRODUCED BY THE REMOVAL OF OR DAMAGE TO LEAD-BASED PAINTS AND COATINGS, OR OTHER MATERIALS REPRESENTING SIMILAR HAZARDS, EXISTING ON OR ABOUT THE PROPERTY, IN ACCORDANCE WITH LOCAL LAWS AND REGULATIONS.

19. SCHEDULE: PROVIDE A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER WITHIN ONE (1) WEEK OF BEING AWARDED CONTRACT. THE SCHEDULE SHALL INDICATE THE CHRONOLOGICAL PHASES OF THE CONTRACTOR'S WORK THROUGH THE COMPLETION OF THE PROJECT. THE SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME FOR EACH PHASE AND START AND COMPLETION DATES FOR EACH TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE APPROVED SCHEDULE.

20. SEQUENCE AND COORDINATION: COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS FOR ALL PORTIONS OF THE WORK, AND COOPERATE IN THE SEQUENCING OF INSTALLATION REQUIRED FOR ITEMS THAT WILL BE FURNISHED BY THE OWNER.

21. APPROVED MATERIALS: THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.

22. LICENSED TRADESPEOPLE: PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED IN THEIR TRADE, WHO SHALL ARRANGE FOR AND OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND SIGN-OFFS.

23. CURRENT DRAWINGS: MAINTAIN A COMPLETE AND CURRENT SET OF CONTRACT DOCUMENTS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES. A REPRESENATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE ARCHITECT SHALL BE AT THE JOB SITE AT ALL TIMES THAT WORK IS IN PROGRESS.

24. LAYOUT OF WORK: LAY OUT THE WORK FROM THE DIMENSIONS AND ALIGNMENTS SHOWN ON THE DRAWINGS AND BE RESPONSIBLE FOR ALL MEASUREMENTS IN CONNECTION THEREWITH. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS, TO THE ARCHITECT. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS, LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN ADVANCE, OF ANY DISCREPENCIES OR QUESTIONS. NO EXTRA CHARGE OF COMPENSATION WILL BE ALLOWED ON ACCOUNT OF ANY DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASURMENTS WHICH MAY BE FOUND AS INDICATED ON THE DRAWINGS. THE GENERAL CONTRACTOR SHALL ASSUME FULL AND UNDIVIDED RESPONSIBILITY FOR THE ACURACY, FIT & STABILITY OF ALL PARTS OF THE WORK.

25. SHOP DRAWINGS & SAMPLES: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT SAMPLES, AND MANUFACTURER'S TECHNICAL INFORMATION FOR THE ARCHITECT'S REVIEW, PRIOR TO THE COMMENCEMENT OF FABRICATION. SUBMISSIONS SHALL BE IN THE FORM REQUIRED BY THE SPECIFICATIONS OR AS REQUESTED BY THE ARCHITECT.
A) PROVIDE ACCURATELY PREPARED, LARGE SCALE AND DETAILED SHOP DRAWINGS PREPARED SPECIFICALLY FOR THIS PROJECT ON REPRODUCABLE SHEETS. SHOW ADJACENT CONDITIONS AND RELATED WORK. SHOW ACCURATE FIELD AND CLEARLY NOTE FIELD CONDITIONS. IDENTIFY MATERIALS AND PRODUCTS IN THE WORK SHOWN. NOTE SPECIAL COORDINATION REQUIRED. HIGHLIGHT OR INDICATE DEVIATIONS FROM THE CONTRACT DOCUMENTS. REPRODUCTION OF CONTRACT DOCUMENTS OR STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS WILL NOT BE ACCEPTED.
B) PROVIDE SAMPLES IDENTICAL WITH FINAL MATERIALS AND PRODUCTS TO BE INSTALLED IN THE WORK. WHERE INDICATED, PREPARE SAMPLES TO MATCH THE ARCHITECTANS'S SAMPLES. LABEL EACH SAMPLE WITH DESCRIPTION, SOURCE, VARIETAL NAME OR MANUFACTURER'S NAME AND MODEL NUMBER. ARCHITECT WILL REVIEW SAMPLES FOR COMFIRMATION OF VISUAL DESIGN INTENT, COLOR, PATTERN, TEXTURE AND TYPE ONLY.

26. APPROVALS: THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS IS FOR CONFORMANCE WITH THE DESIGN CONCEPT ONLY. APPROVAL OF A SPECIFIC ITEM DOES NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES, DIMENSIONS, COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND COORDINATION OF THE WITH OTHER TRADES. THE CONTRACTOR IS NOT RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS, NOR BY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS BY THE ARCHITECT'S REVIEW OF THESE DRAWINGS.

27. QUALITY ASSURANCES:
A) ALL WORK SHALL BE PERFORMED AND SUPERVISED BY WORKMEN THOROUGHLY FAMILIAR WITH THE MATERIALS AND METHODS SPECIFIED.
B) WORK SHALL BE INSTALLED PLUMB AND LEVEL. SHOULD EXISTING ADJACENT WORK NOT BE PLUMB AND LEVEL, NEW WORK SHALL BE INSTALLED AS NECESSARY TO MEET THE EXISTING WORK, WITHOUT APPEARING TO EMPHASIZE THE VARIANCE. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE HOW BEST TO DEEMPHASIZE THE VARIANCE PRIOR TO COMMENCING THE WORK.

28. CHANGE ORDERS: CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONALWORK OR CHANGES FOR WHICH THEY EXPECT ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

29. PROTECTION DURING CONSTRUCTION: PROVIDE AND MAINTAIN COVERINGS AND PROTECTION TO PREVENT DAMAGE, DISCOLORATION OR SOILING OF EXISTING AND NEW CONSTRUCTION, FINISHES, FURNISHINGS, FABRICS AND THE OWNERS POSSESSIONS. MAINTAIN PROTECTION UNTIL OWNER'S FINAL ACCEPTANCE. UPON OWNER'S ACCEPTANCE, REMOVE PROTECTION AND CLEAN ALL EXPOSED SURFACES IN THE ENTIRE SPACE. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRESION OF THE ARCHITECT. CONTRACTOR SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.

30. TEMPORARY UTILITIES: THE OWNER SHALL PROVIDE TEMPORARY ELECTRIC POWER AND WATER FOR REASONABLE USE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF TEMPORARY UTILITIES FROM THE POINT OF ORIGIN PROVIDED BY THE OWNER.

31. DELIVERIES: EACH CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY AND TRANSFER OF EQUIPMENT AND MATERIALS TO THE JOB SITE.

32. CUTTING AND PATCHING: PERFORM ALL CUTTING AND PATCHING REQUIRED BY THE INSTALLATION OF NEW STRUCTURAL STEEL FRAMING, STEEL OR MASONRY LINTELS, STRUCTURAL DECKING OR SLABS, STAIRS, PLUMBING, PLUMBING FIXTURES AND CONNECTIONS, WIRING, ELECTRICAL AND TELEPHONE OUTLETS, SWITCHES, HEATING AND VENTILATION ELEMENTS AND DEVICES TO PROVIDE A FINISHED PROJECT.
A) MATERIALS USED IN CUTTING AND PATCHING SHALL BE IDENTICALTO ORIGINAL MATERIALS, UNLESS OTHERWISE NOTED. IF IDENTICAL MATERIALS ARE NOT AVAILABLE, PROVIDE FINISHED WORK THAT WILL RESULT IN EQUAL OR BETTER THAN EXISTING PERFORMANCE CHARACTERISTICS.
B) USE CUTTING METHODS LEAST LIKELY TO DAMAGE ELEMENTS RETAINED OR ADJOINING WORK. USE TOOLS TO ENSURE NEAT, ACCURATELY FORMED HOLES AND EDGES AT ADJACENT WORK.
C) LOCATE UTILITIES BEFORE CUTTING. CAP VALVE, SEAL AND PLUG ABANDONED UTILITES TO PREVENT ENTRY OF MOISTURE OR OTHER FOREIGN MATTER.
D) PATCHING SHALL BE PERFORMED SO AS TO PROVIDE SOLID, TRUE AND ALIGNED SUBSTRATA FOR THE INSTALLATION OF FINISH MATERIALS.
E) PATCHING SHALL SEAMLESSLY JOIN THE IMMEDIATE EXISTING ADJACENT CONSTRUCTION IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED. JOINTS SHALL BE DURABLE AND INVISIBLE. CREATE TRUE, EVEN PLANES WITH UNIFORM CONTINUOUS APPEARANCE. MATERIALS USED SHALL BE IDENTICAL TO MATERIALS CUT AND PATCHED.
F) REPAINT ENTIRE ASSEMBLIES, NOT JUST PATCHED AREAS.

33. REMOVALS: MAINTAIN A CLEAN AND NEAT WORK SITE AT ALL TIMES. CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, CONTAINERS AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION, AND BY THE DELIVERY AND INSTALLATION OF WOODWORK, FURNITURE AND APPLIANCES, WHETHER PROVIDED UNDER THIS CONTRACT OR NOT.

34. FINAL CLEANUP: LEAVE ALL SPACES VACUUM CLEAN AND ORDERLY, READY FOR OWNER OCCUPANCY. ALL SURFACES, INCLUDING COUNTERS, CABINET SHELVES AND TOPS, MANTLES, MOLDINGS, DOOR AND WINDOW HEADS, PLUMBING AND LIGHTING FIXTURES, APPLIANCES, HEATING AND AIR-CONDITIONING EQUIPMENT (INCLUDING RADIATORS, FIN-TUBE AND CONVECTORS) AND FLOORS SHALL BE THOROUGHLY DUSTED WITH A FREQUENTLY RINSED DAMP CLOTH. AFTER DUSTING ALL SURFACES, FLOORS SHALL BE VACUUMED USING ATTACHMENTS APPROPRIATE FOR THE FINISH. WINDOWS SHALL BE SCRAPED CLEAN WITH A RAZOR AND WASHED WITH VINEGAR AND NEWSPRINT.

35. PROJECT CLOSEOUT: UPON COMPLETION OF THE JOB, SUBMIT ALL CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (AIA DOCUMENT G-704) TO THE ARCHITECT. UPON OWNER'S ACCEPTANCE, THE CONTRACTOR SHALL PERFORM A FINAL CLEANING.

36. WARRANTY & GUARANTEE:
A) THE CONTRACTOR GUARANTEES THAT WORK COMPLETED UNDER THIS CONTRACT IS FREE FROM FAULTY MATERIALS AND WORKMANSHIP, INCLUDING IMPROPER INSTALLATION. THIS GUARANTEE SHALL COVER A MINIMUM PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER AND SHALL BIND THE CONTRACTOR TO REPAIR OR REPLACE, PROMPTLY AND EFFICIENTLY, ANY AND ALL WORK AND MATERIALS FOUND TO BE DEFECTIVE DURING THIS PERIOD, INCLUDING OTHER WORK NOT PERFORMED UNDER THIS CONTRACT, THAT IS DAMAGED BY SUCH DEFICIENCY.
B) NEITHER THE FINAL CERTIFICATE NOR THE FINAL PAYMENT, NOR ANY OTHER PROVISION IN THE CONTRACT, SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY DESCRIBED IN THIS SECTION.
C) THIS WARRANTY IS IN ADDITION TO MANUFACTURER'S STANDARD WARRANTIES ON SPECIFIC PRODUCTS, MATERIALS AND ASSEMBLIES.
D) IN THE EVENT THAT ADDITIONAL PROFESSIONAL SERVICES ARE REQUIRED TO VERIFY AND DIRECT REPAIRS OR REPLACEMENT OF WORK AS A DIRECT CONSEQUENCE OF THE FAILURE OF MATERIALS OR WORKMANSHIP GUARANTEED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF FEES FOR SUCH PROFESSIONAL SERVICES, AND ANY OTHER FEES NECESSARY TO CORRECT THE WORK.

GENERAL FRAMING/ COMPLIANCE NOTES

01. STRUCTURAL LUMBER SIZES UNLESS OTHERWISE NOTED ARE BASED ON DOUGLAS FIR #2 OR BETTER, WITH A FIBER STRESS OF Fb=1,350 PSI AND AN ELASTICITY E=1,300,000 PSI

02. FRAME OPENINGS LARGER THAN 16 INCHES, ERECT DOUBLE HEADERS AND TRIMERS. FOR HEADER SIZES SPAN UP TO 4 FEET OPENING USE 2X12 WITH 1/2" PLYWOOD BETWEEN

03 LAMINATED STRUCTURAL LUMBER (MICROLLAM LLV) IS TO BE OF FIBER STRESS Fb=2,600 PSI MINIMUM AND (PARALLAM PSL) IS TO BE OF FLEXTURAL STRESS OF Fb=2,900 PSI

04. FOR FRAMING CONNECTION USE TOP FLANGE HANGERS AS MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL. SEE DETAILS.

05. FOR HEADER SIZES SEE PLAN AND SECTIONS

06. DETAILS AND SECTIONS OF THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO INDICATE GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY. MODIFICATIONS TO BE MADE BY THE CONTRACTOR TO ACCOMODATE MINOR VARIATIONS.

07. WALL SHEATING TO EXTEND TO THE TOP OF TOP PLATE.

08. GWB TO COMPLY WITH R702.1, R702.3, TABLE R702.1(2).

09. DEFLECTION OF ALL MEMBERS IS TO COMPLY WITH CLAUSE R 301.6 NYS RESIDENTIAL CODE.

10. ALL DETAILS ON THESE PLANS INDICATE PROVISION FOR CONTINOUS LOAD PATH AS REQUIRED.

11. CONTRACTOR IS TO ENSURE FIT FOR ALL SIMPSON CONNECTORS, OR APPROVED EQUAL, BEFORE INSTALLATION.

12. DESIGN PRESSURE RATING OF WINDOWS IS TO BE DP-30 MINIMUM PER TABLE R301.2(2) NYS RESIDENTIAL CODE ALSO REFERENCE R613.2 AND R613.3.

17. NOTCHES AND HOLES IN STUDS IS TO COMPLY WITH 3.4.1.1.1 WFCM-95

18. ALL HEADER SPANS IS TO COMPLY WITH TABLES 3.21A TO 3.22B WFCM-95.

STATE OF NEW YORK PLAN REQUIREMENTS

01. STANDARD USED FOR DESIGN OF THE 2020 INTERNATIONAL RESIDENTIAL CODE AND

02. FOR THE AREA OF THE NEW PROPOSED ADDITION SEE SITE PLAN

03. DESIGN LOADING:
A) DEAD LOAD: ROOFING 5.0 psf, PLYWOOD SHEETING 1.5 psf, JOISTS 3.5 psf, INSULATION 1.0 psf, CEILING 1.0 psf, ELECT. AND MISC. 3.0 psf. TOTAL=15.0 psf
B) LIVE LOAD: ATTIC WITHOUT STORAGE 10.0 psf, FIRST FLOOR 40.0 psf, DECKS 40.0 psf, GROUND SNOW LOAD (Pg) 45.0 psf, WIND LOAD BASIC WIND SPEED 90 MPH, EXPOSURE B, SEISMIC DESIGN CATEGORY C

04. WINTER DESIGN TEMPERATURE=13 DEGREES.

05. ICE SHIELD UNDERLAYMENT IS REQUIRED WITH MINIMUM 24 INCHES ALONG THE ROOF LINE MEASURED FROM THE INSIDE FACE OF THE EXTERIOR WALL.

06. THE PROPOSED ADDITION INDICATED MUST MEET THE ENERGY CONSERVATION CONSTRUCTION CODE OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND 2016 NYS ENERGY CODE SUPPLEMENT.

07. FOR FASTENER METHOD FOR ALL STRUCTURAL MEMBERS SEE FASTENER SCHEDULE.

08. CONTRACTOR IS TO INSTALL SMOKE AND CARBON MONOXIDE DETECTORS IN THE VICINITY OF ALL BEDROOMS EXISTING AND PROPOSED ADDITION IN COMPLIANCE WIHT THE CURRENT RESIDENTIAL CODE.

IRC ENERGY CONSERVATION CONSTRUCTION CODE

01. THE PROPOSED ADDITION INDICATED COMPLIES WITH THE 2020 NYS RESIDENTIAL ENERGY CODE

02. INSULATION VALUES COMPLY WITH REQUIREMENT FOR CLIMATE ZONE 4. NOTE THAT INSUTATIONS AT EXISING ENCLOSED WALLS WILL NOT BE ALTERED

DRAWING SYMBOLS

Symbol	Description
1 / A200	BUILDING ELEVATION
1 / A300 / 2	INTERIOR ELEVATION
1 / A200	SECTION
	COLUMN CENTER LINE
1 / A400	DETAIL
200	WINDOW DESIGNATION
D200A	DOOR DESIGNATION
+0'-0" FF / +0'-0"SF	ELEVATION / DATUM
10	WALL TYPES
1	REVISION NUMBER

DRAWING LEGEND

2 HOUR RATED GYPSUM WALL BOARD
EXISTING STRUCTURE
WOOD BLOCKING
PLYWOOD
PLYWOOD - DETAIL
WOOD - FINISH GRADE
MDF / PARTICLE BOARD
CONCRETE
CMU
BRICK
ACOUSTICAL INSULATION
STEEL
STONE
GYPSUM WALL BOARD
LINE ABOVE
LINE BELOW

ABBREVIATIONS

A.F.F.	Above Finish Floor	MATL.	Material
A.C	Air Conditioning	MECH.	Mechanical
ADJ.	Adjustable, Adjacent	MTL.	Metal
ALUM.	Aluminum	MIN	Minimum
∠	Angle	MAX.	Maximum
APPROX.	Approximate	MFR.	Manufacturer
ARCH.	Architect(ural)	N.A.	Not Applicable
@	At	N.I.C.	Not In Contract
AUX	Auxiliary	N.T.S.	Not To Scale
BET	Between	N.	North
BLK.	Block(s)	No. or #	Number
BLKG.	Blocking	NOM.	Nominal
BD	Board	O/	On / Over
BOT.	Bottom	O.C.	On Center(s)
BLDG.	Building	OPNG.	Opening
B.M.	Benchmark	O.H.	Overhead
CAB.	Cabinet	O.D.	Outside Diameter
CLG	Ceiling	OPP. HND.	Opposite Hand
CEM.	Cement	P.O.S.	Point of Sale
C.L.	Center Line	PTN.	Partition
C.D.	Ceiling Diffuser	PNL.	Panel
C.R.	Ceiling Register	PTD.	Painted
CLOS., CL.	Closet	PL.	Property Line
CLR	Clear	P.O.	Panel Opening
C.W.	Cold Water	PLYWD.	Plywood
COL.	Column	PL. LAM.	Plastic Laminated
CONC.	Concrete	PREP.	Preparation
CONST.	Construction	P.S.I.	Pounds Per Square Inch
CMU	Concrete Masonry Unit	P.S.F.	Pounds Per Square Foot
CONT.	Continuous	RD.	Round
CONTR.	Contractor	RAD.	Radius
C.J.	Control Joint	REC.	Recessed / Receptacle
C.	Course or Conduit	REQ./REQ'D.	Required
CER.	Ceramic	REF./REFL.	Reflected
D./DN.	Down	REINF.	Reinforce(d)/(ing)
DET.	Detail	RES.	Resilient
DIA.	Diameter	RET.	Return / Retain
DIM.	Dimension	R.	Riser / Radius
DISP.	Dispenser	RM.	Room
DWG.	Drawing	R.O.	Rough Opening
DIAG.	Diagonal	SCH.	Schedule
E.	East	SEC.	Section
ELEC.	Electric(al)	SEP.	Separate
EL.		S.F.	Subfloor
EQUIP.	Equipment	SIM.	Similar to
EQ	Equal	SPEC.	Specification
EA.	Each	S.	South / Sink
EXH.	Exhaust	ST./STL.	Stainless Steel
F.D.	Floor Drain	STL.	Steel
F.F.	Finish Floor	STOR.	Storage
F.H.	Full Height	STR.	Structural, Structure
FIN.	Finish(ed)	SW.	Switch
FIX.	Fixture	SQ.	Square
FL./FLR.	Floor	S.C.	Solid Core
F.R.	Fire Rated	SUSP.	Suspended
G.	Gas	STN.	Stone
GA.	Gauge	T.B.D.	To Be Determined
GALV.	Galvanized	TEL.	Telephone
GL.	Glass	THERM.	Thermostat
G.W.B.	Gypsum Wall Board	THK.	Thickness
GYP. BD.	Gypsum Wall Board	T.O. CURB	Top of Curb
HDWR.	Hardware	T.O. WALL	Top of Wall
HDWD.	Hardwood	T.O. SLAB	Top of Slab
H.R.	Handrail	T.O. STL.	Top of Steel
H.V.A.C.	Heat, Vent.& Air Cond.	T.	Tread
HT.	Height	TYP.	Typical
HOR.	Horizontal	TRTD.	Treated
H.W.	Hot Water	TEMP.	Tempered
I.D.	Inside Diameter	U.	Up
INSUL.	Insulation	U.N.O.	Unless Noted Otherwise
INT.	Interior	U.L.	Underwriter's Laboratories
INCL.	Include(d)/(ing)	VA.	Value
INV.	Invert	VEN.	Veneer
JT.	Joint	VERT.	Vertical
LBS.	Pounds	V.I.F.	Verify In Field
LDR.	Leader	V.B.	Vapor Barrier
LW	Lightweight	W.	Water / Wide / West
		W.P.	Waterproofing

DRAWING INDEX

A001 GENERAL NOTES NOTES, ZONING AND LEGENDS
S100 SITE PLAN/ STORM-WATER PLAN
L100 LANDSCAPE PLAN
L200 EXTERIOR ELEVATIONS/ SECTIONS
L201 EXTERIOR ELEVATIONS/ SECTIONS
L300 LANDSCAPE DETAILS

LIGHT FIXTURE SCHEDULE

SYMBOL	LOCATION	DESCRIPTION	MANUF.	CAT. NO.	COMMENTS
	EXTERIOR	RECESSED LIGHT	HINKLEY	HARDY ISLAND MZ16710	LED BRONZE
	EXTERIOR	STEP LIGHTS	HINKLEY	HARDY ISLAND MZ1594-LL	LED BRONZE
	EXTERIOR	BOLLARD	TBD		LED

ELECTRICAL DEVICE LEGEND

SYMBOL	DESCRIPTION/ COMMENTS
	EXTERIOR GFI DUPLEX OUTLET W/ HINGED COVER PER CODE
	INTERIOR LIGHT SWITCH, VERIFY LOCATION WITH OWNER

ELECTRICIAN TO VERIFY ALL ELECTRICAL REQUIREMENTS
PROVIDE CONDUIT FOR EXTERIOR LIGHTING AS REQUIRED BY CODE

KEY PLAN

NOTE:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER DIRECTION OFA LICENSED PROFESSIONAL TO ALTER ANY ITEM IN ANY WAY. IF AN ITEM BEARING A SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX THERE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NcCstudio
NIALL CAIN / ARCHITECT
5 Aldea Avenue
Dobbs Ferry NY 10522
914.478.3448
www.nccstudio.com

REGISTERED ARCHITECT NIALL CHRISTOPHER CAIN STATE OF NEW YORK 020240

Golub Alteration
125 Bellair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE II

CONSTRUCTION DRAWINGS

JANUARY 11, 2024
BOT REVIEW

NTS

GENERAL NOTES
ZONING
LEGENDS

A001

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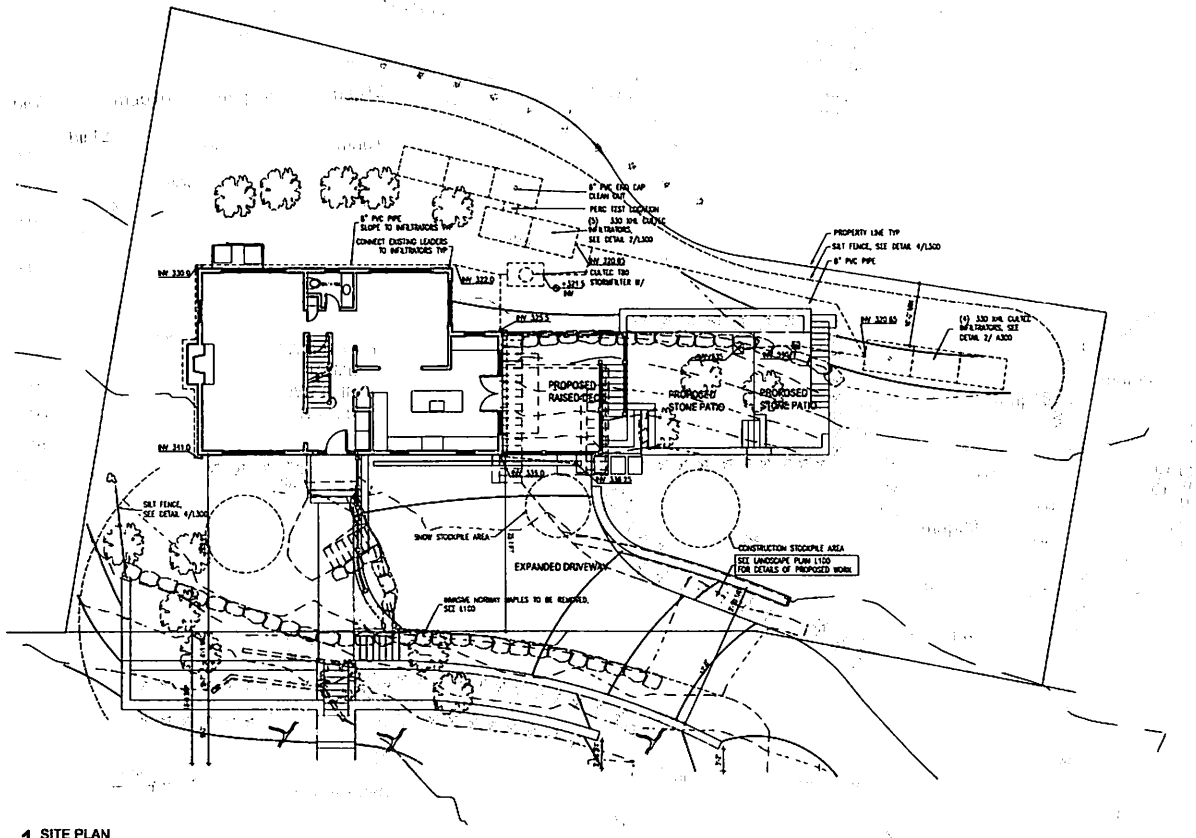

1 SITE PLAN
1" = 10'-0"

ZONING CALCULATIONS		
111 BELLAIR DRIVE		
LOTS 1, BLOCK 141, SECTION 3.17		
ZONING DISTRICT	OF-5	
EXISTING LOT AREA	9,261 SF	
EXISTING LOT AREA W/ STEEP SLOPE AREA DEDUCTION MINUS >/= 25% STEEP SLOPE AREA 3010/2 = 1,505 MINUS 15-25% STEEP SLOPE AREA OF 1303/4 = 325.75	7,430 SF	
MINIMUM LOT AREA	7,500 SF	
EXISTING OCCUPANCY	SINGLE FAMILY	
PROPOSED OCCUPANCY	SINGLE FAMILY	
MINIMUM SIDEYARD SETBACKS EACH/ BOTH	10 FT EA	25 BOTH
EXISTING SIDE YARD SETBACKS EACH/BOTH	13 FT	80.5 FT
MINIMUM FRONT YARD SETBACK	25.0 FT	
EXISTING FRONT YARD SETBACK	25.3 FT	
MINIMUM REAR YARD SETBACK	25.0 FT	
EXISTING REAR YARD SETBACK TO HOUSE	26.5 FT	
EXISTING BUILDING COVERAGE	1,071 SF OR 14.4 %	
MAXIMUM BUILDING COVERAGE	1,857.5 SF OR 25 %	
EXISTING IMPERVIOUS COVERAGE	2,361.5 SF OR 31.8 %	
MAXIMUM IMPERVIOUS COVERAGE	44% OR 3,288.2 SQ FT	
PROPOSED + EXISTING IMPERVIOUS COVERAGE	2,887 SF OR 40.2 %	

DRYWELL CALCULATIONS

PROPOSED + EXISTING IMPERVIOUS AREA 3,162 SF

100YR STORM = 8" (.75 IN OF RAINFALL PER SF
Undeveloped SCS 84 = runoff depth of 1.84"
Developed SCS 84 = runoff depth of 8.79"
8.79 - 1.84 = 3.95" (0.33 ft)
0.33 ft x 3,162 SF = 1043.5 CF
1043.5 CF CAPACITY DRYWELL REQUIRED

Percolation Rate Calculations
Area of Percolation
Ac = ½ Dh Avg = 3.14(10)x 7.5 m/12m/ft = 1.96 sf
Ab = 3.14r2, 3.14(.5)2 = .785 sf
Ap = Ac + Ab = 1.96 + 0.785 = 2.75 sf

24 Hour Volume of Percolation
Vp = 0.785 SF x 1"/12m/ft = 0.065 cf
Sr= 0.065/2.75 SF/24hrs = 0.00280
0.00280 x 60min x 24 hr = 1.30 cf/sf/day

Soil Percolation Rate
Sr= 1.30 - 25% (changes factor)
Sr =1.30 - 0.32 = 0.98cf/sf/day

24 Hour Volume per Drywell
Vs = 98 cf
Vp = 7.0 ft x 4.33 ft x 1.21 = 36.68 cf/chamber
Vt = 98 cf + 36.68cf = 134.68 cf/chamber

(3)134.68 = 1077 cf capacity

(8) 330XL CULTEC TANKS
W/ GRAVEL PER DETAIL REQUIRED

EXISTING SITE DRAINAGE
EXISTING SITE DRAINAGE HAS BEEN OBSERVED AND IS FUNCTIONING AS INTENDED AND WILL NOT POSE ANY CONFLICT WITH THE PROPOSED STORM WATER MANAGEMENT SYSTEM

STORMWATER RETENSION SYSTEM NOTES

The area of the proposed infiltration system shall be protected from compaction during construction

The infiltration system is not to be connected until all construction is complete and the site is stabilized

The storm water management system shall be inspected periodically and shall be maintained in working order per the Westchester Department of Health requirements.

Utility locations shall be verified prior to excavation. Code 753 shall be performed prior to excavation.

All excavations shall comply with OSHA regulation 1926.650 with regard to excavations over 4 feet.

The grades should pitch away form the building but not cause any deleterous ponding on this property or adjacent property. Any ponding shall be corrected.

* SCS values per TR55 Table 2.1

SITE PLAN NOTES:

1. NO ROCK BLASTING IS REQUIRED
2. THE TOWN ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS
3. AS BUILT PLANS OF THE PROPOSED DRIVEWAY AND DRAINAGE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
4. FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE
5. AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY
7. ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO START OF CONSTRUCTION WATER AND GAS LINES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
8. THERE IS TO BE NO INCREASED RUNOFF TO ADJACENT PROPERTIES AS A RESULT OF THE PROPOSED WORK. ALL RE-GRADING SHALL INSURE THAT RUNOFF TO ADJACENT PROPERTIES IS NOT INCREASED OR DIVERTED FROM EXISTING CONDITIONS ANY NATURAL RUNOFF OF SITE SHALL NOT BE INCREASED OR CREATE ON SITE PONDING
10. THE PROPOSED INFILTRATION SYSTEM SHALL NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETED AND THE CONTRIBUTING AREA IS STABILIZED
11. APPROXIMATELY 84 YARDS OF CLEAN FILL MATERIAL IS TO BE IMPORTED TO SITE
12. ALL IMPORTED CONSTRUCTION FILL AND AGGREGATES SHALL BE CLEAN AND CONFORM WITH THE SOIL CONSTRUCTION CONSIDERATIONS FOR UNRESTRICTED USE AS SPECIFIED BY THE NYSDEC DER-10 PART 375 STANDARDS

THE GENERAL CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT INSPECTIONS MAY BE PERFORMED
1 START OF CONSTRUCTION
2 INSTALLMENT OF SEDIMENT AND EROSION CONTROL
3 COMPLETION OF SITE CLEARING
4 COMPLETION OF ROUGH GRADING
5 INSTALLATION OF SWPPS
6 COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS
7 CLOSURE OF CONSTRUCTION
8 COMPLETION OF FINAL LANDSCAPING

THE OWNER SHALL HAVE A QUALIFIED INSPECTOR INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION CONTROL PRACTICES AND PREPARE INSPECTION REPORTS AT LEAST ONCE A MONTH. THESE REPORTS MUST BE KEPT ON SITE AND AVAILABLE FOR REVIEW

STORMWATER IMPERVIOUS AREA CALCULATIONS

IMPERVIOUS SURFACE FOR STORM-WATER CATCHMENT

EXISTING HOUSE	1,088 SF
EXISTING + PROPOSED DRIVEWAY	1,723 SF
PROPOSED PATIO PAVING	351 SF
TOTAL IMPERVIOUS COVERAGE	3,162 SF

SURVEY INFORMATION BY:
ELIOT SENOR LICENSED LAND SURVEYOR
NYS LIC # 049822

GABRIEL SENOR PC
LAND SURVEYOR
90 NORTH CENTRAL AVENUE
HARTSDALE NY
914-422-0070

SEE SURVEY SUBMITTED DATED OCTOBER 17, 2022

ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO START OF CONSTRUCTION WATER AND GAS LINES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION

IMPORTED FILL REQUIRED AT PROPOSED STONE TERRACES
2,230 CU/YT (84 CU YDS)

APPROXIMATE AREA OF DISTURBANCE. 5,500 SF

INFILTRATION ACCESS PORTS ARE TO BE SHOWN ON THE AS-BUILT

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THESE DOCUMENTS IN ANY WAY.

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REGISTERED ARCHITECT
NICHOLAS CHRISTOPHER NEC
STATE OF NEW YORK

Golub Alteration
125 Bellair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE II

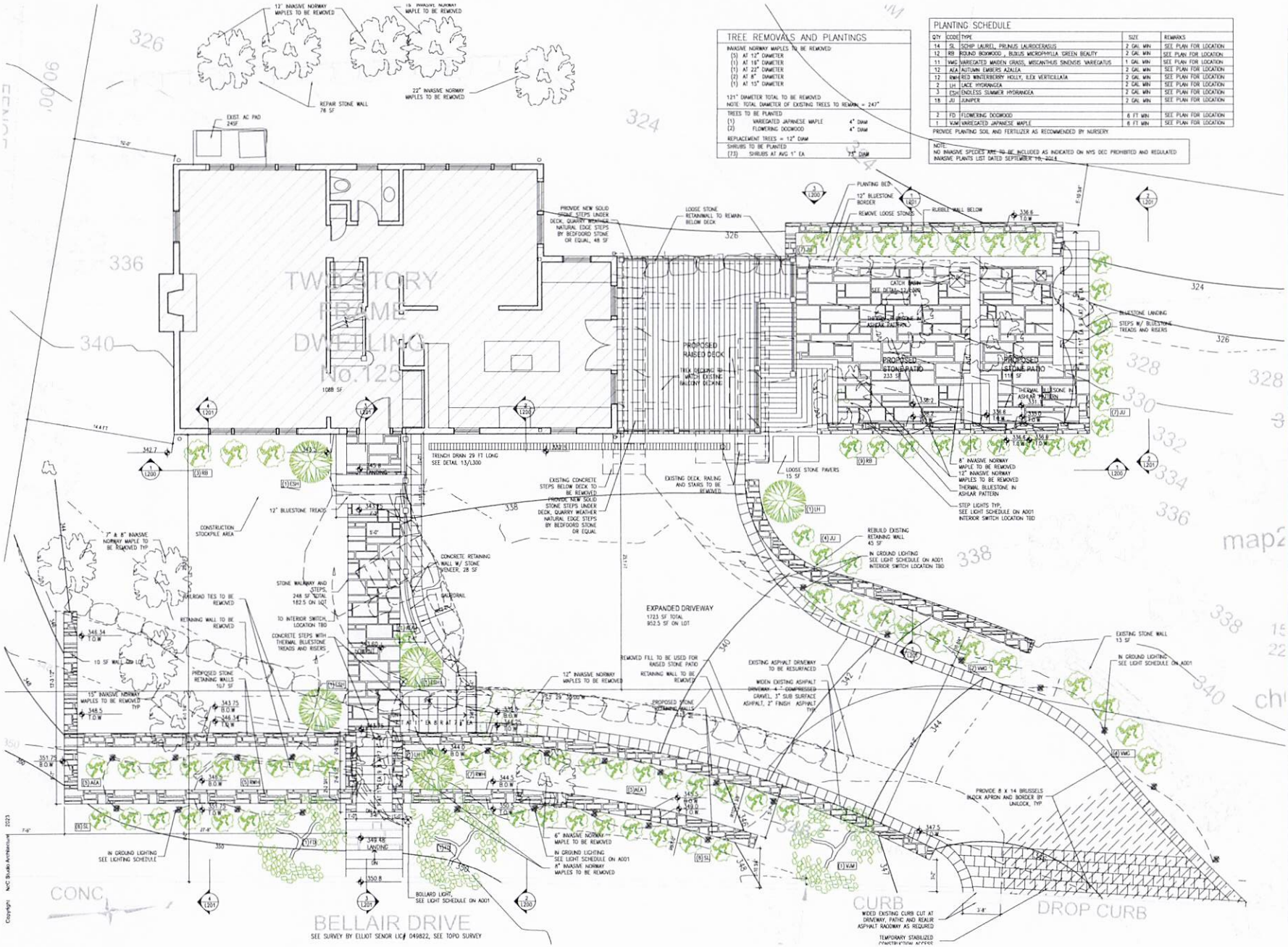
CONSTRUCTION DRAWINGS

JANUARY 11 2024
BOT REVIEW

1/8" = 1'-0"

SITE PLAN
STORMWATER PLAN

S100



TREE REMOVALS AND PLANTINGS

INVASIVE NORWAY MAPLES TO BE REMOVED
(5) AT 12" DIAMETER
(1) AT 18" DIAMETER
(1) AT 22" DIAMETER
(2) AT 8" DIAMETER
(1) AT 15" DIAMETER

121" DIAMETER TOTAL TO BE REMOVED
NOTE: TOTAL DIAMETER OF EXISTING TREES TO REMAIN = 247"

TREES TO BE PLANTED
(1) VARIEGATED JAPANESE MAPLE 4" DIAM
(2) FLOWERING DOGWOOD 4" DIAM

REPLACEMENT TREES = 12" DIAM

SHRUBS TO BE PLANTED
(73) SHRUBS AT AVG 1' EA 73" DIAM

PLANTING SCHEDULE

QTY	CODE	TYPE	SIZE	REMARKS
14	SL	SCHIP LAUREL, PRUNUS LAUROCERASUS	2 GAL MIN	SEE PLAN FOR LOCATION
12	RB	ROUND BOXWOOD , BUXUS MICROPHYLLA 'GREEN BEAUTY	2 GAL MIN	SEE PLAN FOR LOCATION
11	VMG	VARIEGATED MAIDEN GRASS, MISCANTHUS SINENSIS 'VARIEGATUS	1 GAL MIN	SEE PLAN FOR LOCATION
12	AEA	AUTUMN EMBERS AZALEA	2 GAL MIN	SEE PLAN FOR LOCATION
12	RWH	RED WINTERBERRY HOLLY, ILEX VERTICILLATA	2 GAL MIN	SEE PLAN FOR LOCATION
2	LH	LACE HYDRANGEA	2 GAL MIN	SEE PLAN FOR LOCATION
3	ESH	ENDLESS SUMMER HYDRANGEA	2 GAL MIN	SEE PLAN FOR LOCATION
18	JU	JUNIPER	2 GAL MIN	SEE PLAN FOR LOCATION
2	FD	FLOWERING DOGWOOD	6 FT MIN	SEE PLAN FOR LOCATION
1	VJM	VARIEGATED JAPANESE MAPLE	6 FT MIN	SEE PLAN FOR LOCATION

PROVIDE PLANTING SOIL AND FERTILIZER AS RECOMMENDED BY NURSERY.

NOTE:
NO INVASIVE SPECIES ARE TO BE INCLUDED AS INDICATED ON NYS DEC PROHIBITED AND REGULATED INVASIVE PLANTS LIST DATED SEPTEMBER 19, 2024

NeCstudio
NEILL CAIN ARCHITECT
5 Atilla Avenue
Dobbs Ferry, NY 10522
914.479.3448
www.necstudio.com

REGISTERED ARCHITECT NEILL CHRISTOPHER CAIN 020240 STATE OF NEW YORK

Golub Alteration
125 Bellair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE II

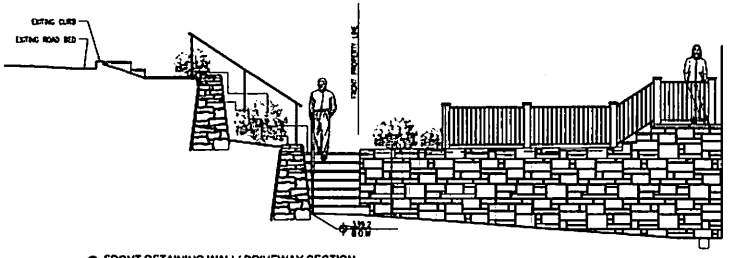
CONSTRUCTION DRAWINGS

JANUARY 11, 2024
BOT REVIEW

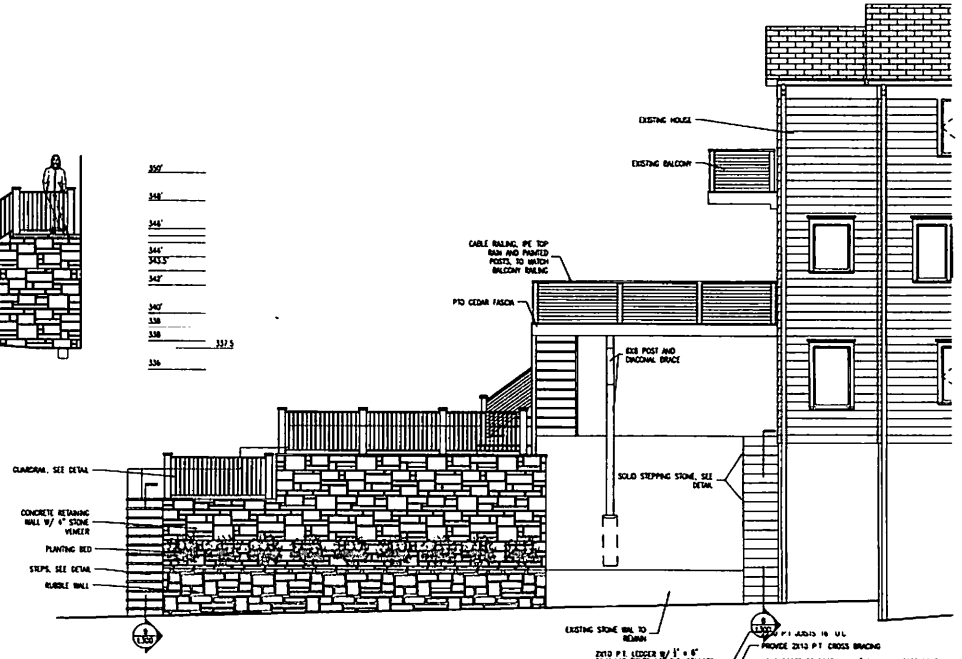
1" = 1'-0"

LANDSCAPE PLAN

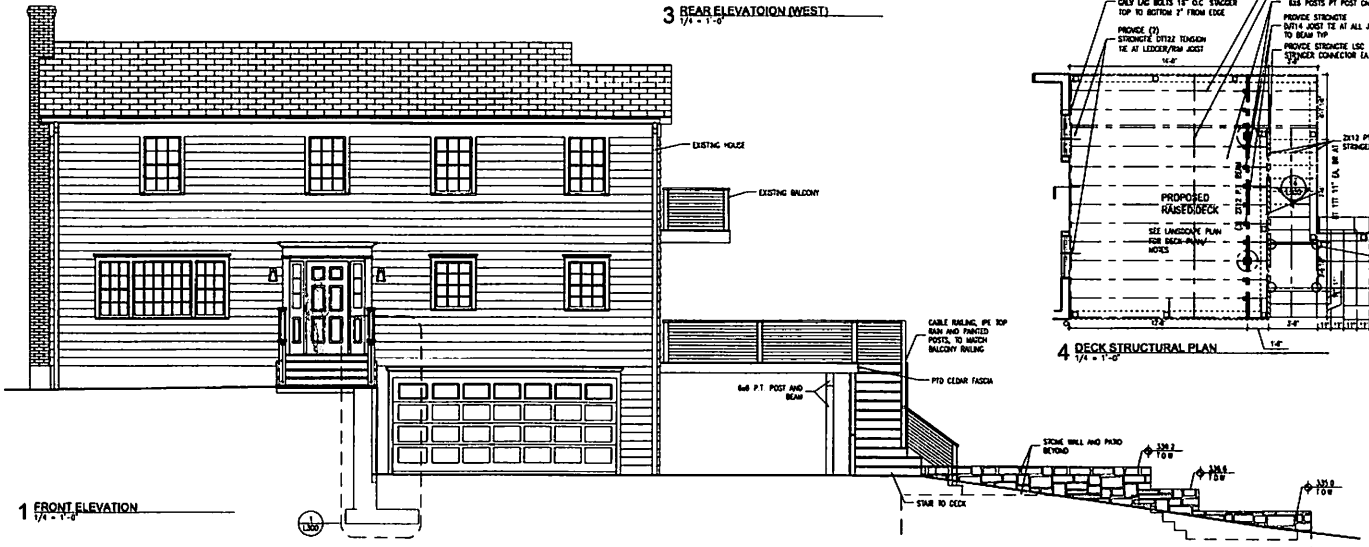
L100



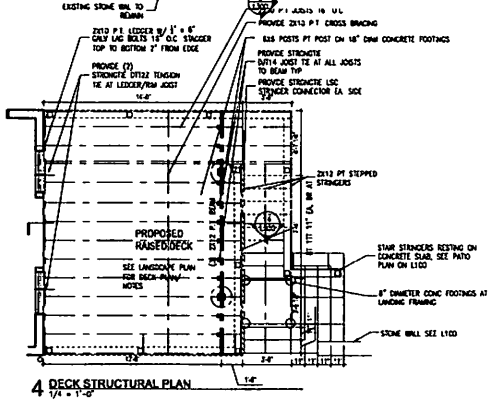
2 FRONT RETAINING WALL/ DRIVEWAY SECTION
1/4 = 1'-0"



3 REAR ELEVATOION (WEST)
1/4 = 1'-0"



1 FRONT ELEVATION
1/4 = 1'-0"



4 DECK STRUCTURAL PLAN
1/4 = 1'-0"

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5 Addie Avenue
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www.necstudio.com

REGISTERED ARCHITECT
NICHOLAS CONSTANTINO
028245
STATE OF NEW YORK

Golub Alteration
125 Bellair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
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CONSTRUCTION DRAWINGS

JANUARY 11, 2024
BOT REVIEW

1/4" = 1'-0"

LANDSCAPE SECTIONS DECK STRUCT PLAN

L200

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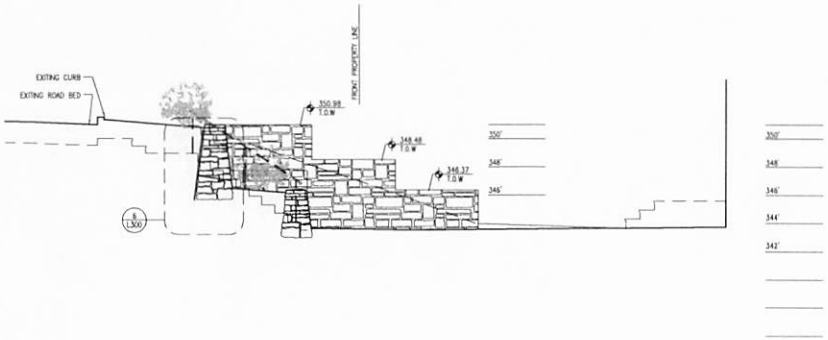
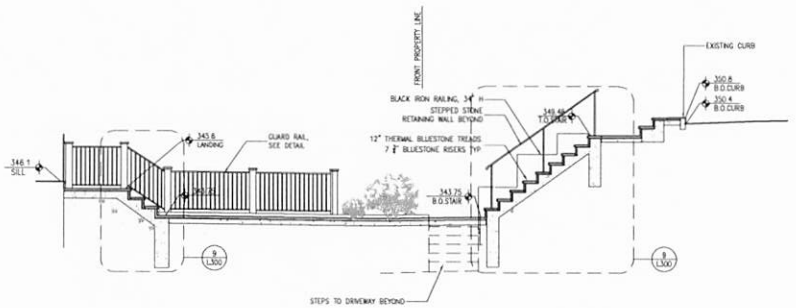
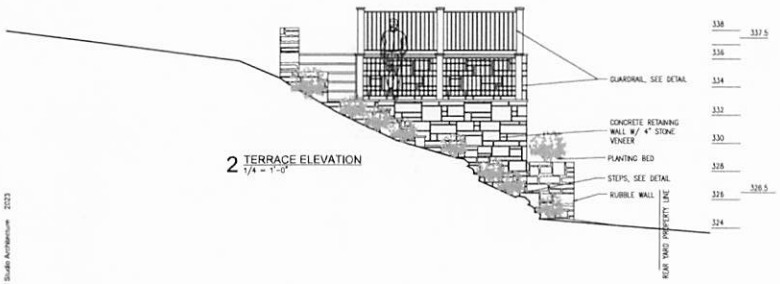


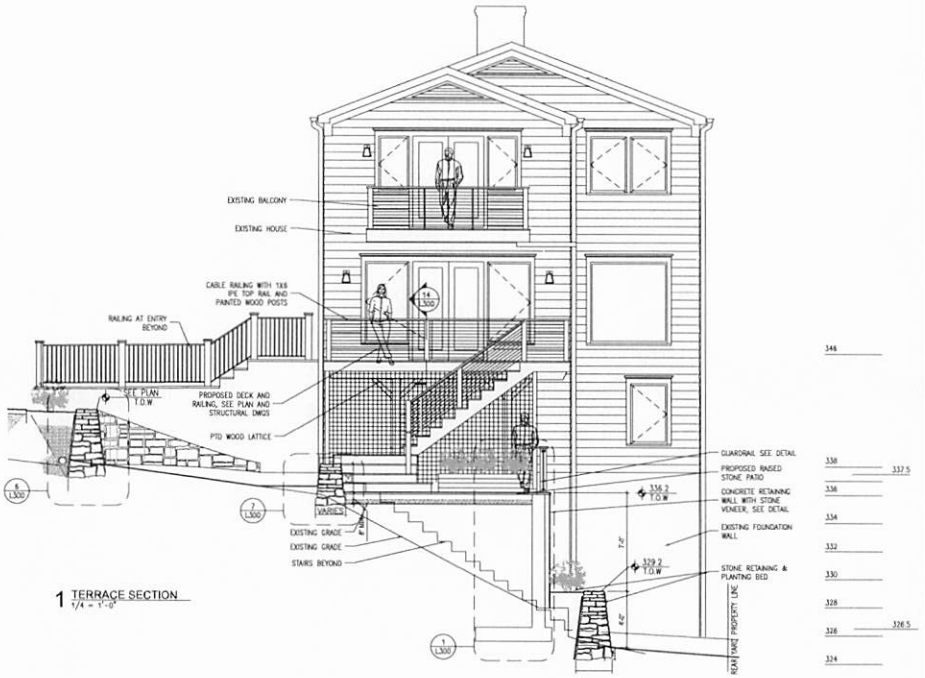
4 FRONT RETAINING WALL/ FRONT YARD SECTION
1/4 = 1'-0"



3 FRONT RETAINING WALL/ FRONT YARD SECTION
1/4 = 1'-0"



2 TERRACE ELEVATION
1/4 = 1'-0"



1 TERRACE SECTION
1/4 = 1'-0"

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REGISTERED ARCHITECT
NICHOLAS CHRISTOPHER CUSH
027024
STATE OF NEW YORK

Golub Alteration
125 Bellair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE II

CONSTRUCTION DRAWINGS

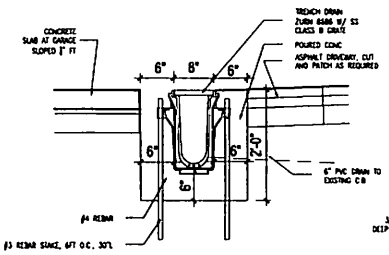
DATE
JANUARY 11, 2024
BOT REVIEW

DRAWN BY:

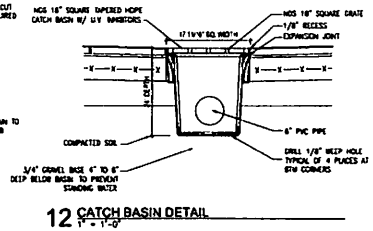
SCALE
1" = 1'-0"

TITLE
LANDSCAPE SECTIONS

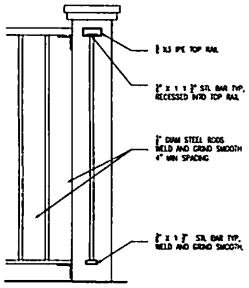
SHEET NUMBER
L201



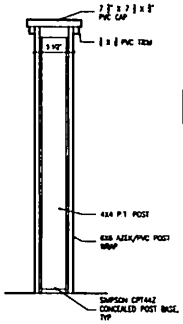
13 SECTION DETAIL AT TRENCH DRAIN
1" = 1'-0"



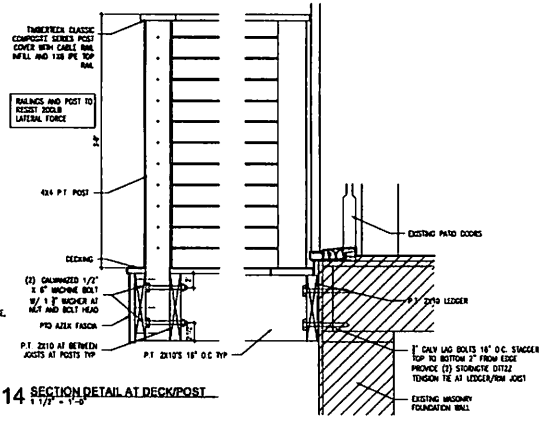
12 CATCH BASIN DETAIL
1" = 1'-0"



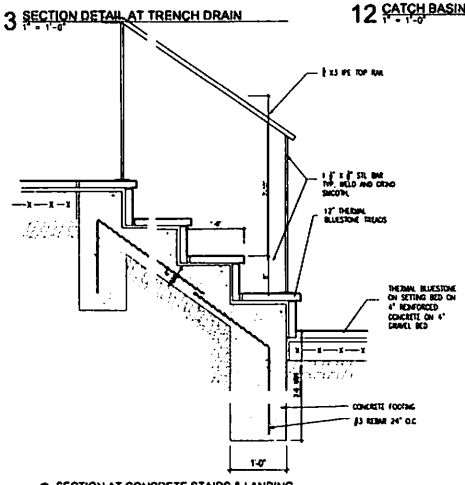
11 SECT AND ELEV. DETAIL RAILING
1 1/2" = 1'-0"



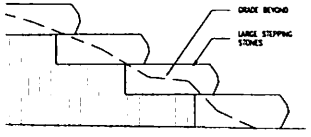
10 SECTION DETAIL AT POST
1 1/2" = 1'-0"



14 SECTION DETAIL AT DECK/POST
1 1/2" = 1'-0"



9 SECTION AT CONCRETE STAIRS & LANDING
1" = 1'-0"



8 STAIR SECTION
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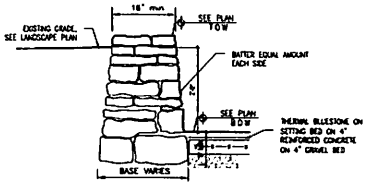
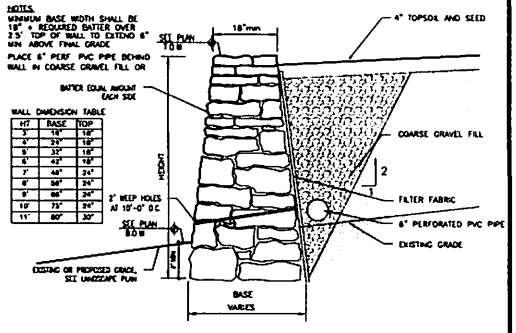
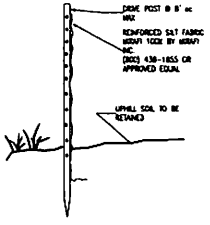


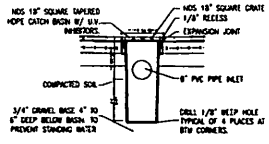
7 SECTION AT RUBBLE STONE WALL
3/4" = 1'-0"



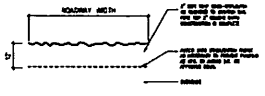
6 SECTION AT RUBBLE STONE WALL
3/4" = 1'-0"



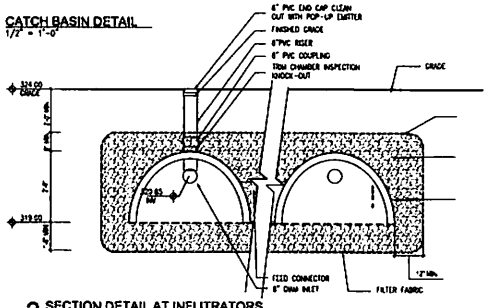
4 SILT FENCE CONSTRUCTION LIMIT
NTS



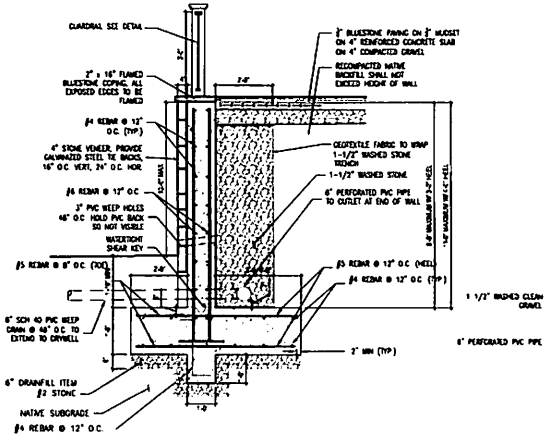
5 CATCH BASIN DETAIL
1/2" = 1'-0"



3 STABILIZED CONSTRUCTION ACCESS
NTS



2 SECTION DETAIL AT INFILTRATORS
1/2" = 1'-0"



1 RETAINING WALL AT STONE PATIO
1/2" = 1'-0"

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NESS & STURDIN ARCHITECTS
5 Ashlee Avenue
Dobbs Ferry, NY 10522
914 479 1444
www.necsturdin.com

REGISTERED ARCHITECT NICHOLAS CHRISTOPHER NESS STATE OF NEW YORK 026245

Gokub Alteration
125 Bellair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE B

CONSTRUCTION DRAWINGS

JANUARY 11, 2024
BOT REVIEW

AS NOTED

LANDSCAPE DETAILS

L300

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LEGEND

- CATCH BASIN
- DRAIN INLET
- UTILITY POLE
- SIGN POST
- HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- TRAFFIC POLE
- TELE. MANHOLE
- ELECTRIC BOX
- SEWER MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- DRAIN MANHOLE
- MANHOLE
- MONITORING WELL
- VALVE
- 14TREE — SIZE — +242.5 EXIST ELEV. — +(242.5) PROP'D ELEV.
- 14TREE — (TO BE REMOVED)
- RETAINING WALL

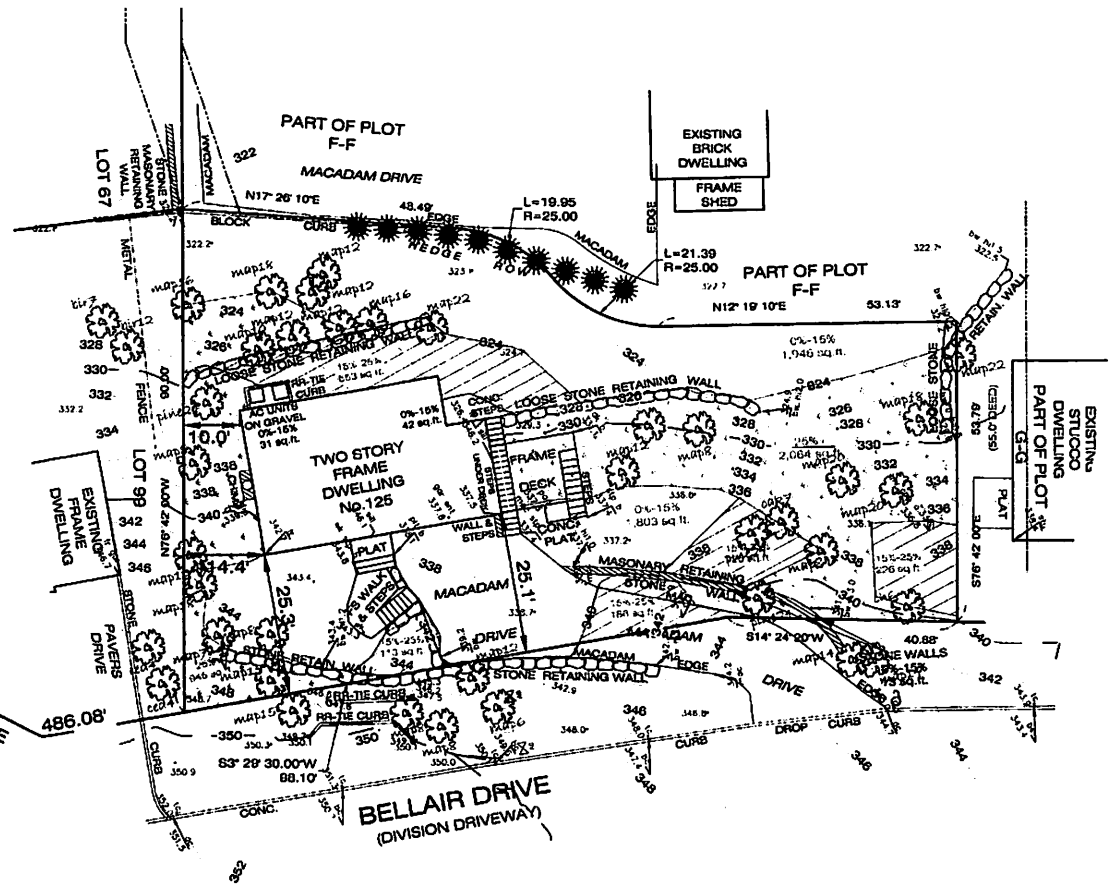
LEGEND

TOTAL LOT AREA = 9,261 sq.ft.
BUILDING = 1,071 sq.ft.

3,877 sq.ft. of Slope 0% - 15%

1,303 sq.ft. of Slope 15% - 25%

3,010 sq.ft. of Slope 25% +



GABRIEL E. SENOR, P.C.
Engineer & Surveyor
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK 10530
(914) 422-0070

JOB NUMBER: R.O.V37P28-23-1

NOTES:

Locations, sizes and descriptions of all utilities are based on field survey location of surface appurtenances and available record plate data. Same is subject to scale and method limitations. Exact location for existing service installations may require verification by the respective utility companies (call 800-962-7962) and by excavation. The location, material and size of existing underground improvements or encroachments hereon are not certified underground routing cannot be guaranteed. Exact connections for existing service installations may require verification by excavation or dye testing. Such tests will be subject to additional fee based on time. Underground utilities may not always follow a straight line between surface appurtenances and should be confirmed by excavation and the respective companies. Please note that there are usually no utility company records of the location of on-site utilities connections.

TOPOGRAPHIC MAP & SLOPE ANALYSIS MAP
TAX LOT 1
BLOCK 114

No. 125 BELLAIR DRIVE
LOCATED IN THE
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.

NOTE: CONTOUR ELEVATIONS ARE ASSUMED.

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER • LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

STATE OF NEW YORK — ELIOT SENOR — No. 049632 — LICENSED LAND SURVEYOR

SCALE: 1" = 15'	
DATE: OCTOBER 17, 2022	
DRAWN BY: EJC.	CHECKED BY: ES.

125 Bellair Dr-200'Map-DF

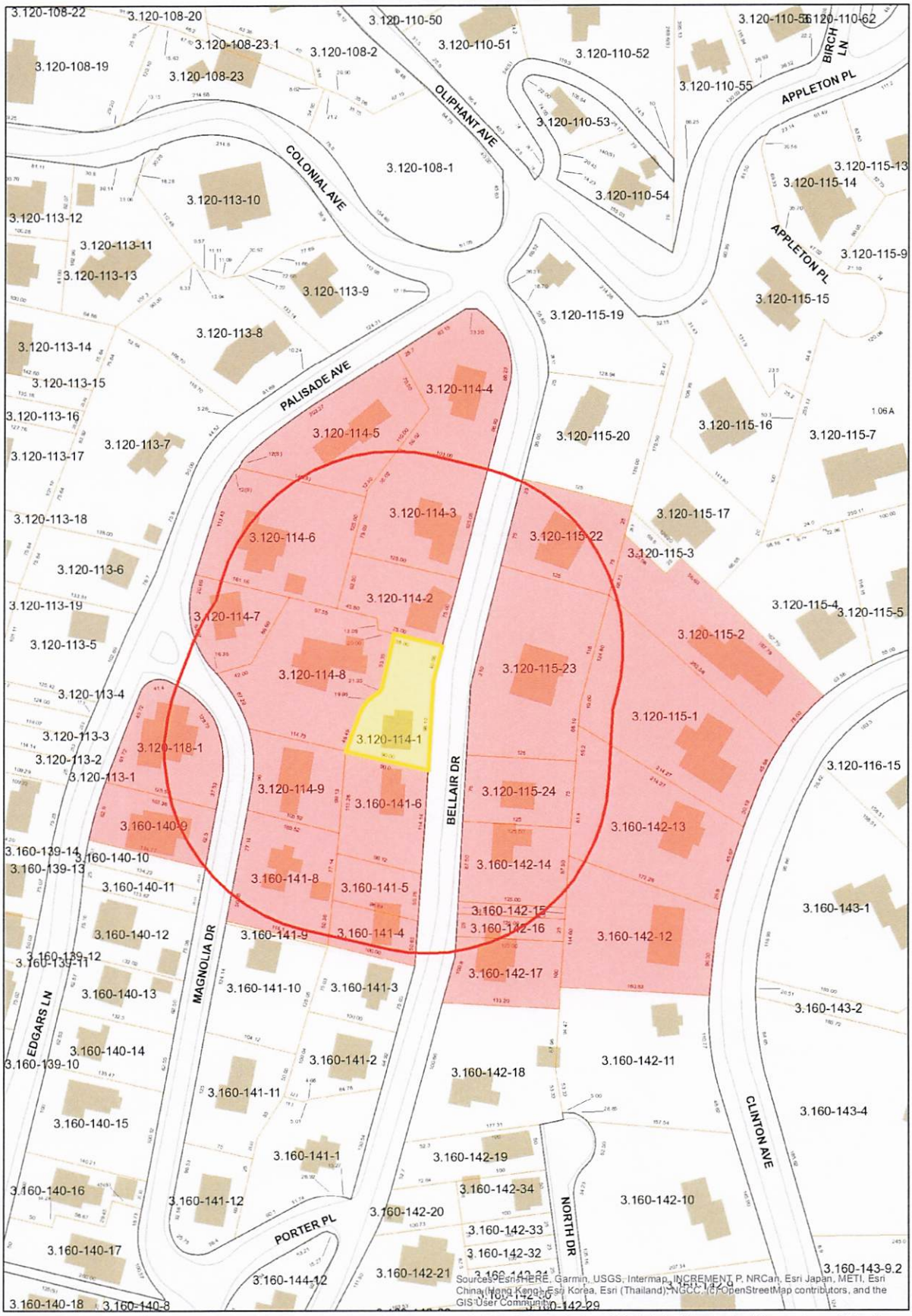
Greenburgh, NY

1 inch = 100 Feet

July 13, 2022

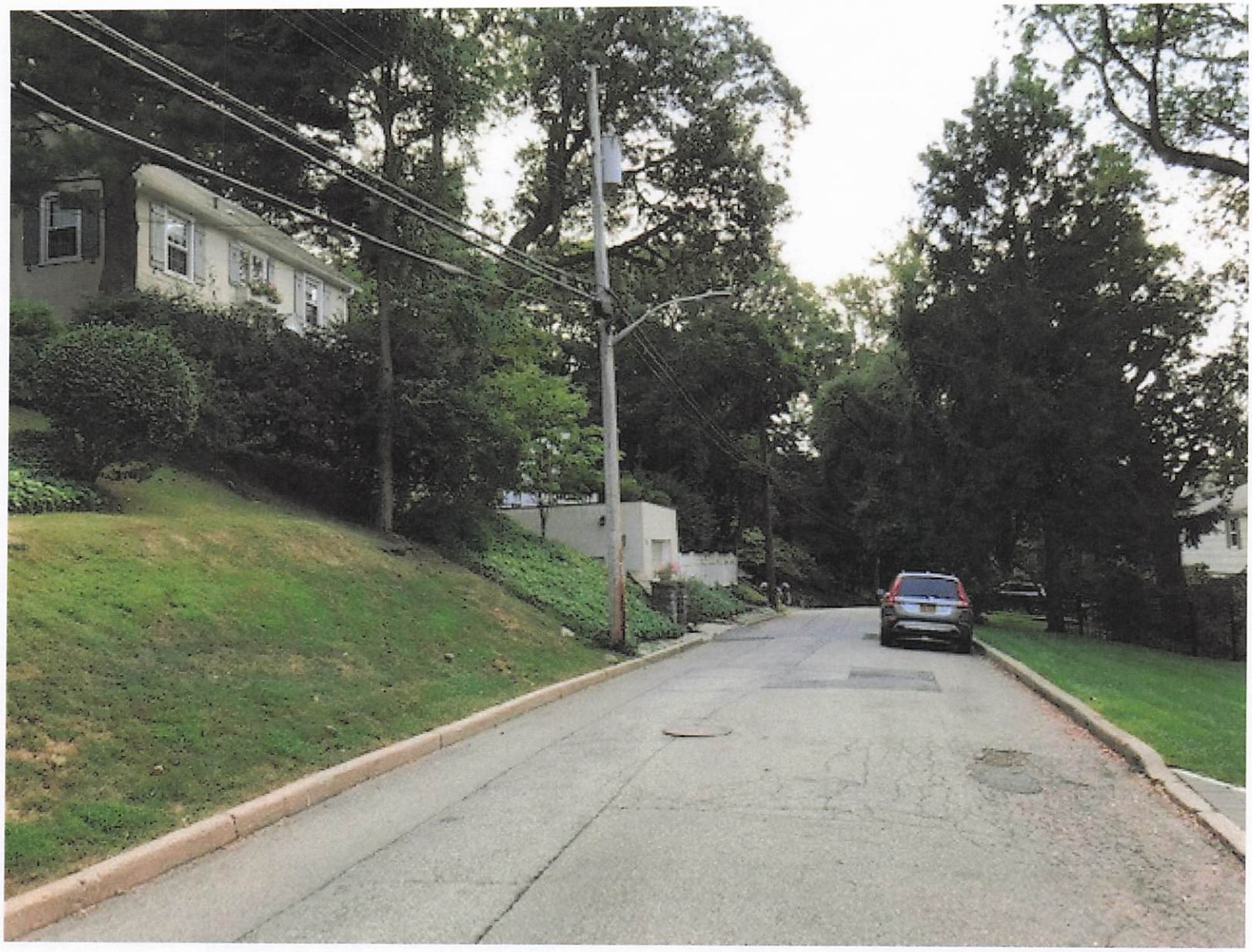
CAI Technologies

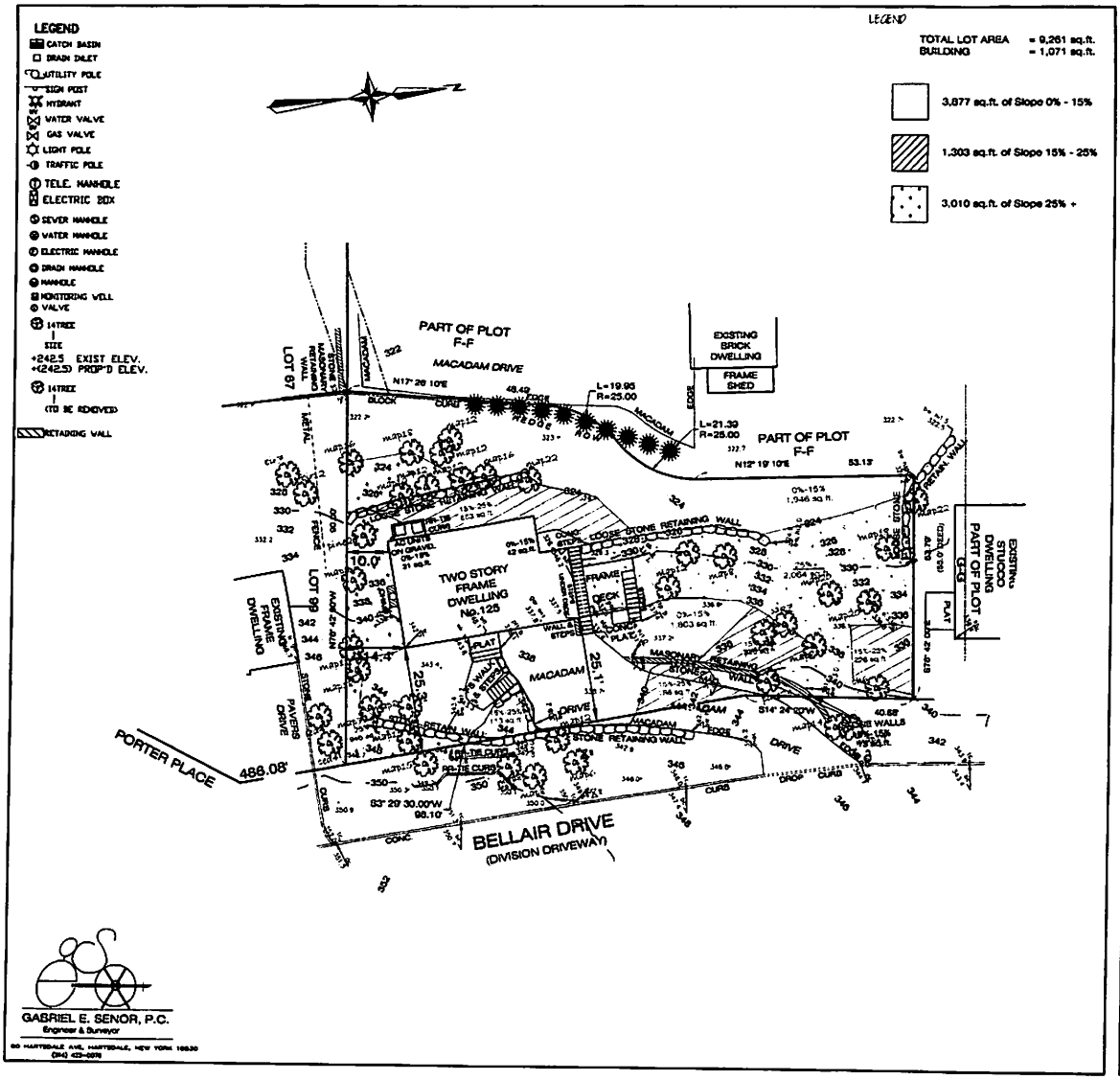
www.cai-tech.com



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Data displayed on this map is for informational purposes only. Most layers originate from 3rd parties and cannot be verified by the Tax Assessor's office or CAI Technologies. Please consult with department or organization where data originates in order to verify accuracy. Any questions, call Town Assessor's Office: 1-914-989-1520.





JOB NUMBER: R.O.V37P25-23-1

NOTES:

Locations, sizes and descriptions of all utilities are based on field survey location of surface appurtenances and available record plate data. Same is subject to scale and method limitations. Exact location for existing service installations may require verification by the respective utility companies (call 800-962-7962) and by excavation. The location, material and size of existing underground improvements or encroachments hereon are not certified underground routing cannot be guaranteed. Exact connections for existing service installations may require verification by excavation or dye testing. Such tests will be subject to additional fee based on time. Underground utilities may not always follow a straight line between surface appurtenances and should be confirmed by excavation and the respective companies. Please note that there are usually no utility company records of the location of on-site utilities connections.

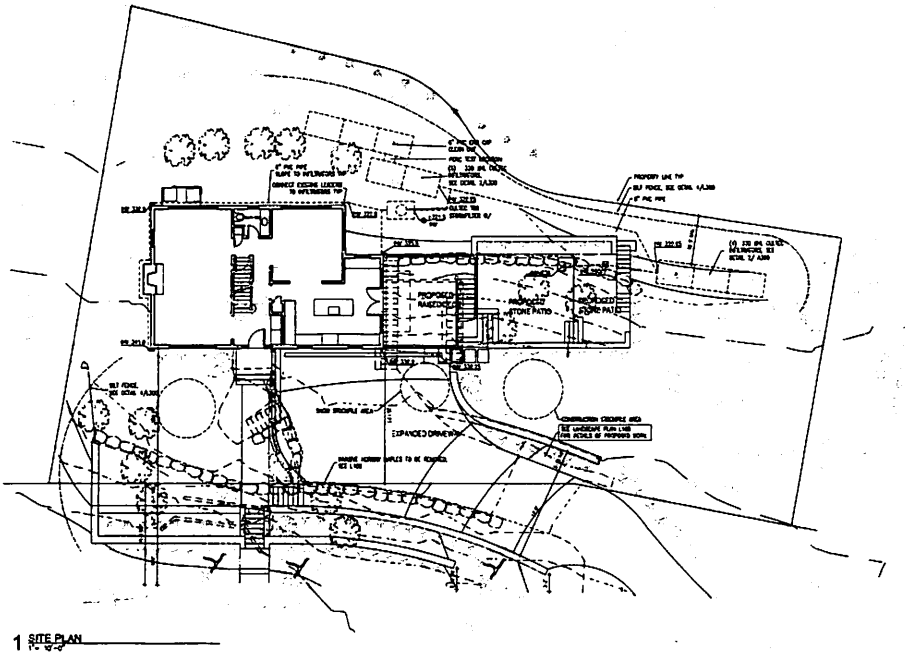
TOPOGRAPHIC MAP & SLOPE ANALYSIS MAP
TAX LOT 1
BLOCK 114
No. 125 BELLAIR DRIVE
LOCATED IN THE
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.

NOTE: CONTOUR ELEVATIONS ARE ASSUMED.

GABRIEL E. SENOR, P.C.
CONSULTING ENGINEER •LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

STATE OF NEW YORK
ELIOT SENOR
LICENSED LAND SURVEYOR

SCALE: 1" = 15'	
DATE: OCTOBER 17, 2022	
DRAWN BY: EJC.	CHECKED BY: ES.



1 SITE PLAN
1" = 10'-0"

ZONING CALCULATIONS		
111 ECLAIR DRIVE		
LOTS 1, BLOCK 141, SECTION 1.17		
ZONING DISTRICT	GF-5	
EXISTING LOT AREA	9,261 SF	
EXISTING LOT AREA W/ EXISTING SLOPE AREA EXCEPTION WHICH IS/= 200 EXISTING SLOPE AREA DENSITY = 1,500 WHICH IS 300 EXISTING SLOPE AREA OF 1,523.5 = 203.16	7,123 SF	
MINIMUM LOT AREA	7,500 SF	
EXISTING OCCUPANCY	SINGLE FAMILY	
PROPOSED OCCUPANCY	SINGLE FAMILY	
MINIMUM EXISTING SETBACKS LAND/ DEPTH	16 FT EA	33 DEPTH
EXISTING SIDE YARD SETBACKS LAND/WIDTH	16 FT	66.5 FT
MINIMUM FRONT YARD SETBACK	25.6 FT	
EXISTING FRONT YARD SETBACK	25.2 FT	
MINIMUM REAR YARD SETBACK	25.6 FT	
EXISTING REAR YARD SETBACK TO HOUSE	30.3 FT	
EXISTING BUILDING COVERAGE	1,571 SF 22.14 %	
MINIMUM BUILDING COVERAGE	1,823.5 SF 25.5 %	
EXISTING IMPERVIOUS COVERAGE	2,304.5 SF 32.34 %	
MAXIMUM IMPERVIOUS COVERAGE	2,492 SF 2,369.1 SF/FT	
PROPOSED + EXISTING IMPERVIOUS COVERAGE	2,507 SF 35.18 %	

GENERAL CALCULATIONS

PROPOSED + EXISTING IMPERVIOUS AREA 3,143 SF

[illegible]

Pre-Development Data Calculations
Area of Pre-Development
[illegible]

24 Hour Volume of Precipitation
[illegible]

Post Development Data
[illegible]

24 Hour Volume per Drywell
[illegible]

DRYWELL [illegible] = [illegible] of capacity

ZONING CALCULATIONS
GRADES, PER DETAIL REFERENCED

EXISTING SITE DRAINAGE
EXISTING SITE DRAINAGE WAS BETTER ANALYZED AND IS FUNCTIONING AS INTENDED AND WILL NOT PASS ANY DRAINAGE WITH THE PROPOSED STORM WATER MANAGEMENT SYSTEM

STORMWATER RETENTION SYSTEM NOTES:

The area of the proposed infiltration system shall be protected from compaction during construction

The infiltration system is not to be permitted until all construction is complete and the site is stabilized

The storm water management system shall be inspected periodically and shall be maintained in working order per the Westchester Department of Health requirements.

Utility locations shall be verified prior to construction. Grate 752 shall be performed prior to construction.

All construction shall comply with Ellen regulation 1020.000 with respect to excavations over 5 feet

The grades should pitch away from the building but not cause any stagnation ponding on the property or adjacent property. Any ponding shall be corrected.

* NCS values per TR55 Table 2.2

SITE PLAN NOTES

1. NO TREES CLEARING IS ALLOWED
2. THE TOWN ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO ENSURE CONSTRUCTION SEQUENCE AND EROSION OF DISTURBED SOILS
3. AS BUILT PLANS OF THE PROPOSED DRAINAGE AND GRADING IMPROVEMENT SHALL BE SUBMITTED TO THE VILLAGE ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
4. FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED ENGINEER AS CLEAN NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE
5. AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY
7. ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO START OF CONSTRUCTION WORK AND ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
8. TREES IN THE RIGHT OF WAY MARKED FOR REMOVAL PROPERLY AS A RESULT OF THE PROPOSED WORK, ALL RE-GRADING SHALL ENSURE THAT RUNOFF TO ADJACENT PROPERTIES IS NOT INCREASED. ON ALLOWS FROM CROSSING GRADING, ANY NATURAL RUNOFF OF SITE SHALL NOT BE INCREASED. ON CROSS ON SITE PONDING
10. THE PROPOSED RETAINING STEPS SHALL NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETED AND THE CONTAMINATED AREA IS STABILIZED
11. APPROXIMATELY 64 YARDS OF CLEAN FILL MATERIAL IS TO BE IMPORTED TO SITE
12. ALL IMPORTED CONSTRUCTION FILL AND AGGREGATES SHALL BE CLEAN AND CONFORM WITH THE DEC CONTAMINANT CONCENTRATIONS FOR UNRESTRICTED USE AS SPECIFIED IN THE NYSDEC DEC-4 PART 375 STANDARDS

THE GENERAL CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING TO THAT INSPECTIONS MAY BE PERFORMED
1. START OF CONSTRUCTION
2. INSTALLATION OF EROSION AND EROSION CONTROL
3. COMPLETION OF SITE CLEARING
4. COMPLETION OF ROUGH GRADING
5. INSTALLATION OF INFILT
6. COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS
7. CLOSURE OF CONSTRUCTION
8. COMPLETION OF FINAL LANDSCAPING

THE OWNER SHALL HIRE A QUALIFIED INSPECTOR REPORT AND MONITOR THE EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION CONTROL PRACTICES AND PREPARE INSPECTION REPORTS AT LEAST ONCE A MONTH. THESE REPORTS SHALL BE KEPT ON SITE AND AVAILABLE FOR REVIEW

CONSTRUCTION IMPERVIOUS AREA CALCULATIONS

IMPERVIOUS SURFACE FOR STORM-WATER DRAINAGE

EXISTING HOUSE	1,888 SF
EXISTING + PROPOSED DRIVEWAY	1,315 SF
EXCESSIVE DECK DRAIN	34.5 SF
TOTAL IMPERVIOUS COVERAGE	3,143 SF

SURVEY INFORMATION BY:
CLOUT SCHOOR LICENSED LAND SURVEYOR
AVIS LIC # 049022

CARRIED, SCHOOR PC
LAND SURVEYOR
90 NORTH CENTRAL AVENUE
HASTINGS, NY
914-472-0070

SEE SURVEY SUBMITTED DATED OCTOBER 17, 2022

ALL UNDERGROUND UTILITY LINES ARE TO BE MARKED PRIOR TO START OF CONSTRUCTION WORK AND ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION

IMPERVIOUS FILL REQUIRED IF PROPOSED DRIVE TOTALLED 3,300 SQ.FT. (84.00 YRS)
APPROXIMATE AREA OF DISPERSANCE 3,300 SF

INFILTRATION ACCESS PORTS ARE TO BE SHOWN ON THE AS-BUILT

F. O. A. VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THESE DOCUMENTS IN ANY WAY

NeCstudio
ARCHITECTURE & DESIGN
[illegible]
914-478-3440
www.necstudio.com

Golub Abrasion
125 Ballard Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE II

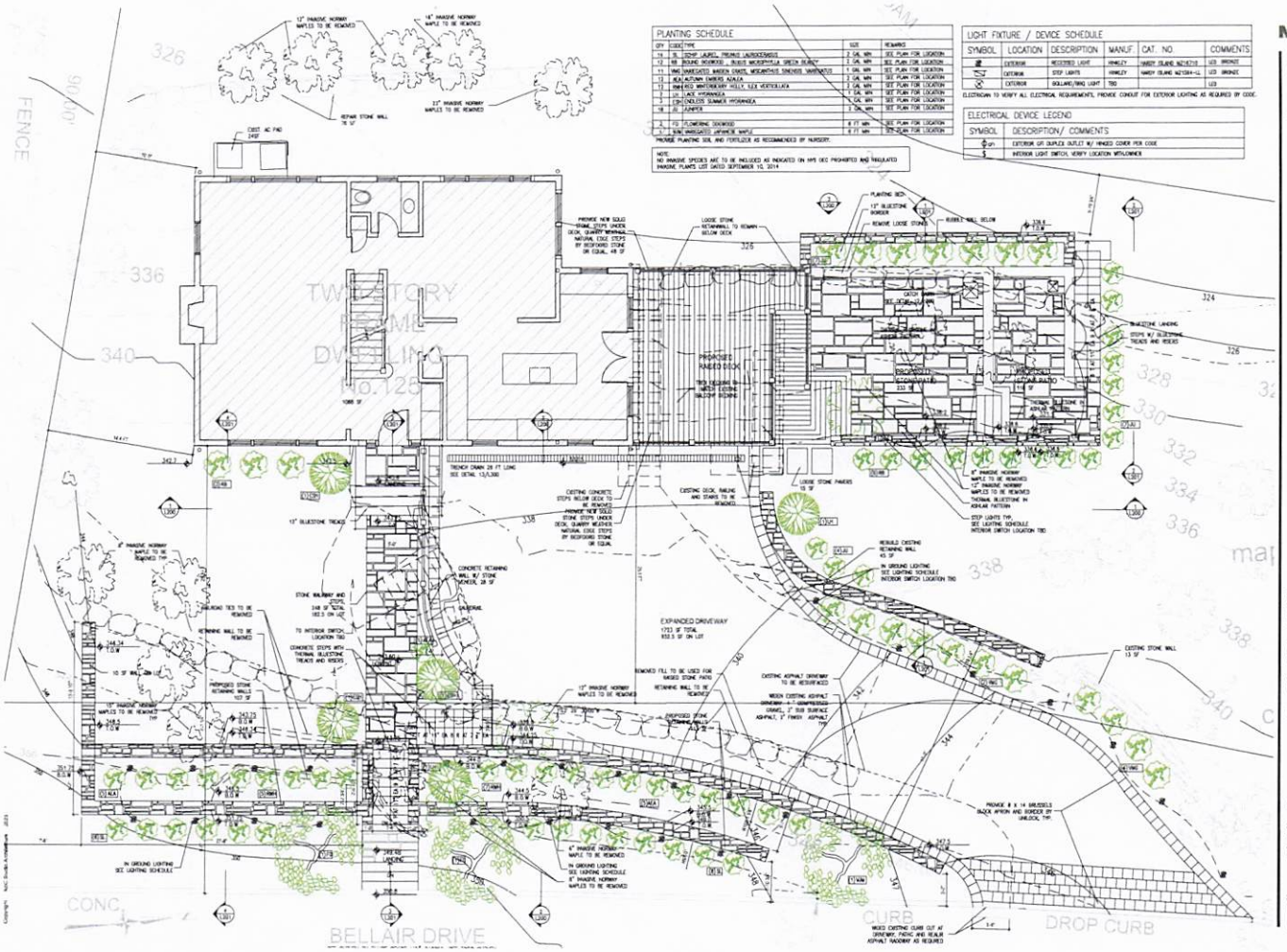
CONSTRUCTION
DRAWINGS

JANUARY 11, 2024
001-121-0121

1/8" = 1'-0"

SITE PLAN
STORMWATER
PLAN

S100



NcCstudio

Golub Alteration
125 Bellair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE II

CONSTRUCTION
DRAWINGS

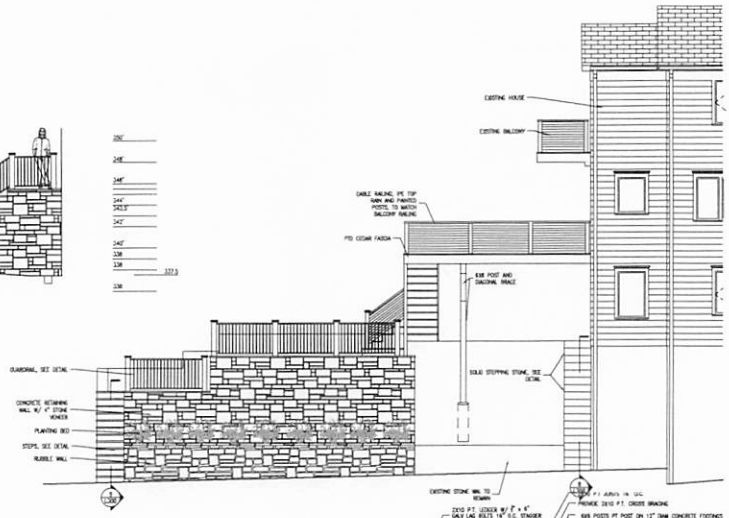
SEPTEMBER 22, 2023

1" = 1'-0"

LANDSCAPE PLAN

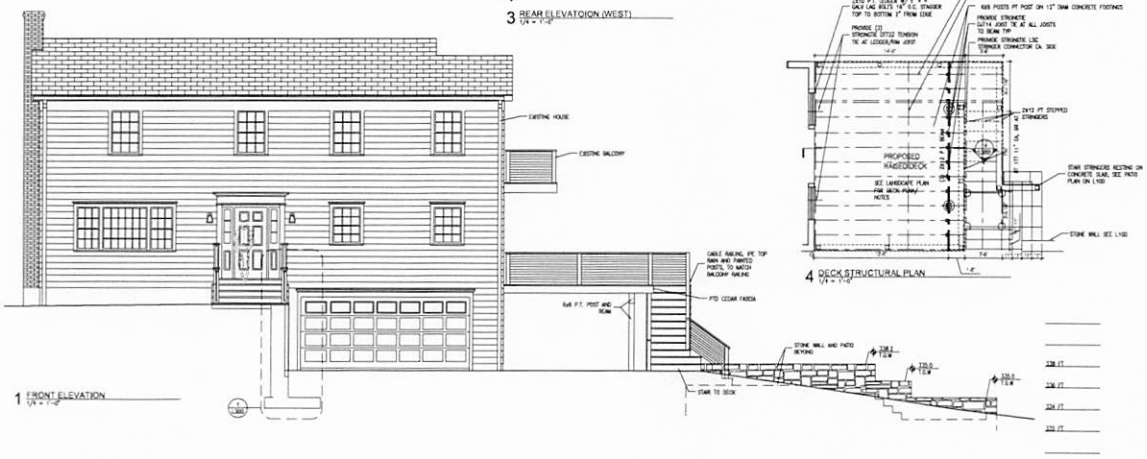
L100

2 FRONT RETAINING WALL/ DRIVEWAY SECTION
1/4" = 1'-0"



3 REAR ELEVATOION (WEST)
1/4" = 1'-0"

4 DECK STRUCTURAL PLAN
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

NcCstudio
NELL CAIN CONSTRUCT

Golub Alteration
125 Bellair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE II

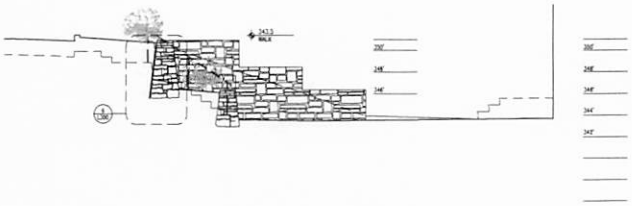
CONSTRUCTION DRAWINGS

1/4" = 1'-0"

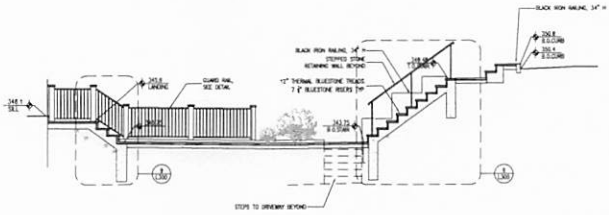
LANDSCAPE SECTIONS
DECK STRUCT PLAN

L200

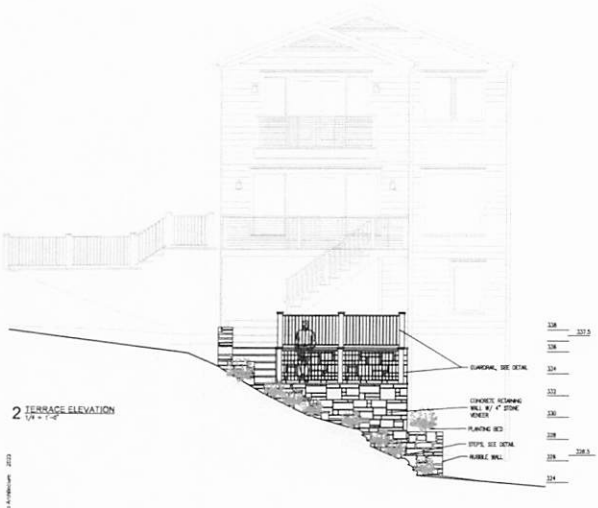
Copyright: NcC Studio Architecture 2023



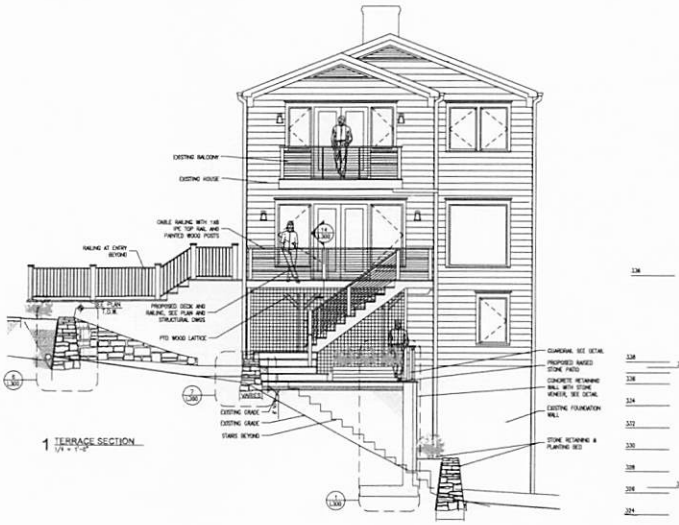
4 FRONT RETAINING WALL / FRONT YARD SECTION
1/4 = 1'-0"



3 FRONT RETAINING WALL / FRONT YARD SECTION
1/4 = 1'-0"



2 TERRACE ELEVATION
1/4 = 1'-0"



1 TERRACE SECTION
1/4 = 1'-0"

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DESIGN · ARCHITECT
9 Hobby Avenue
Dobbs Ferry, NY 10522
914 478 3448
www.nccstudio.com

Golub Alteration
125 Belfair Drive
Dobbs Ferry, NY

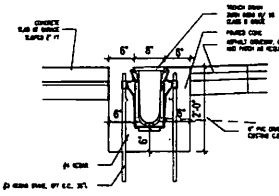
LANDSCAPE DRAWINGS
PHASE II

CONSTRUCTION DRAWINGS

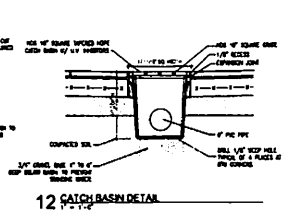
1/4" = 1'-0"

LANDSCAPE SECTIONS

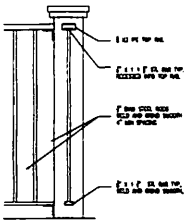
L201



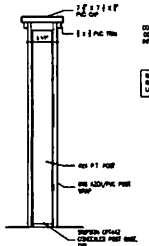
13 SECTION DETAIL AT TRENCH DRAIN



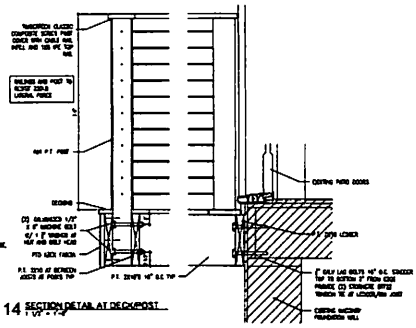
12 CATCH BASIN DETAIL



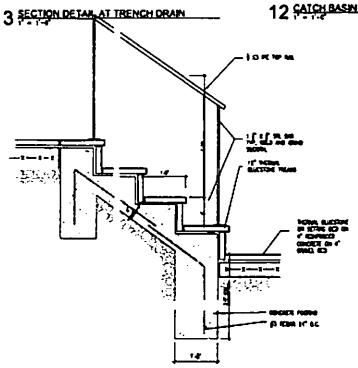
11 SECT.AND ELEV. DETAIL RAILING



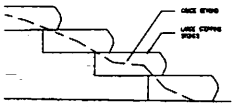
10 SECTION DETAIL AT POST



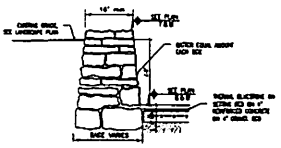
14 SECTION DETAIL AT DECK/POST



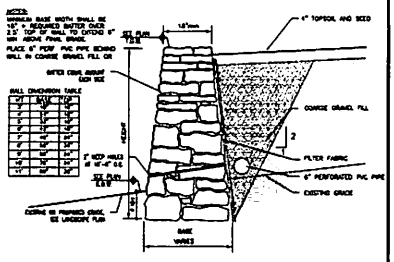
9 SECTION AT CONCRETE STAIRS & LANDING



8 STAIR SECTION



7 SECTION AT RUBBLE STONE WALL



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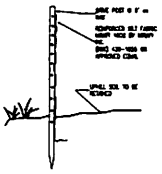
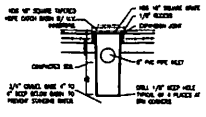
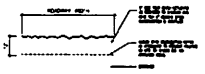


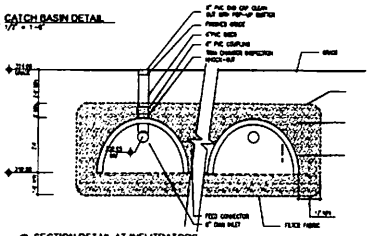
4 SILT FENCE CONSTRUCTION LIMIT



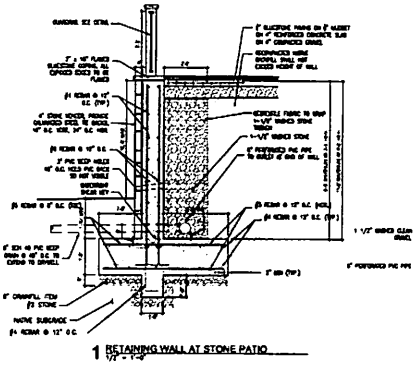
5 CATCH BASIN DETAIL



3 STABILIZED CONSTRUCTION ACCESS



2 SECTION DETAIL AT INFILTRATORS



1 RETAINING WALL AT STONE PATIO

NeCstudio

Golub Alteration
125 Belfair Drive
Dobbs Ferry, NY

LANDSCAPE DRAWINGS
PHASE II

CONSTRUCTION DRAWINGS

AS NOTED

LANDSCAPE DETAILS

L300

HARDYISLAND

HARDY ISLAND DIRECTIONAL WELL LIGHT

DIRECTIONAL WELL LIGHT

16710MZ

Named after the ruggedly beautiful island off the coast of British Columbia, Hardy Island products are impeccably designed to defy the harshest environments.

FINISH: Matte Bronze

GLASS: Clear

WIDTH: 3.8"

HEIGHT: 4.3"

DEPTH: 3.8"

LIGHT SOURCE: Socket

WATTAGE: 1-20w MR-16

TRANSFORMER REQUIRED: Yes

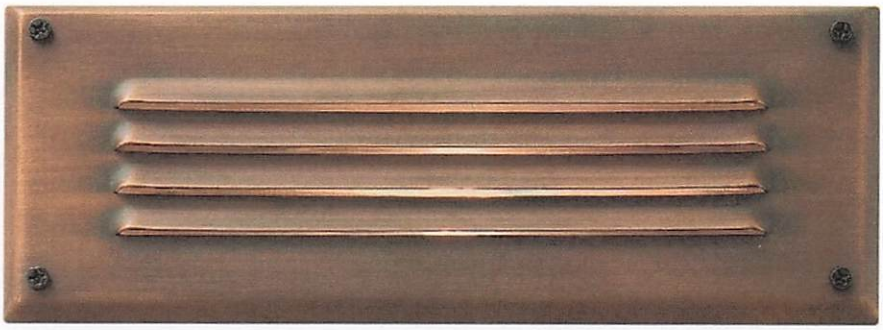
HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

HARDYISLAND



HARDY ISLAND LOUVERED BRICK LIGHT

HARDY ISLAND LOUVERED LED BRICK LIGHT

1594MZ-LL

Named after the ruggedly beautiful island off the coast of British Columbia; Hardy Island products are impeccably designed to defy the harshest environments.

FINISH: Matte Bronze

GLASS: Clear

WIDTH: 8.8"

HEIGHT: 3.3"

DEPTH: 3.8"

LIGHT SOURCE: LED Lamp

WATTAGE: 1-1.50w Mini Wedge LED *Included

TRANSFORMER REQUIRED: Yes

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

Lightology

12V Tier Lite LED Path Light

ITEM NUMBER HUZ482577

BRAND Hunza Lighting

DESCRIPTION

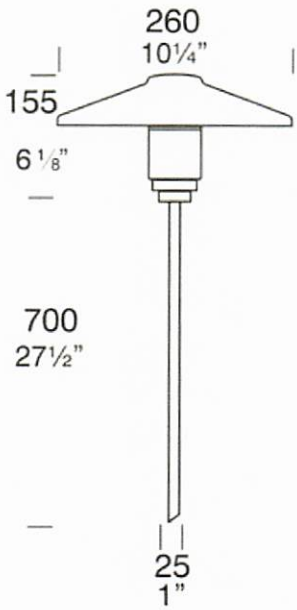
The Pure LED Tier Lite is designed for illuminating medium level foliage. Available in 316 Stainless Steel, Copper, or solid aluminum with a powder coat Black or Bronze finish. Includes anti glare hood and is mounted on a 27.5 inch pole to provide a soft pool of light suitable for a wide variety of landscape situations. Features a polycarbonate lens and high temperature silicon gaskets. Includest Cree XHP-50-2 LED module and 12 volt integral Hunza plug and play driver (D10=6W/1050mA). Available in three color temperature options. IP56/IP66 rated for wet locations. Required transformer and optional accessories sold separately. Dimmer type dependent on type of transformer/power supply selected (low voltage electronic or low voltage magnetic).

Shown in: Copper

SHADE COLOR	N/A
BODY FINISH	Copper
WATTAGE	6W
DIMMER	Dimmable
DIMENSIONS	10.25"W x 33.63"H
LED MODULE INCLUDED	
LAMP	1 x LED/6W/12V LED

Technical Information

LUMINOUS FLUX	510 lumens
LUMENS/WATT	85.00
LAMP COLOR	2700 K
COLOR RENDERING	85 CRI



ITEM NUMBER HUZ482577

COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE

NO
PARKING

1202

125