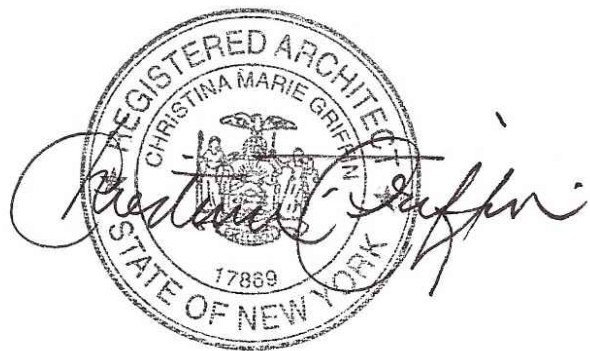


CEDAR COMMONS

43-45 CEDAR STREET, DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street, Hastings-on-Hudson, NY 10706



BOT REVISED SUBMISSION 6-18-20

OWNER	ARCHITECT	CIVIL ENGINEER	PLANNER	TRAFFIC ENGINEER	DATES	LIST OF DRAWINGS	LIST OF DRAWINGS
THE BDC GROUP COSMO D. MARFIONE, P.E., MANAGING PARTNER 222 BLOOMINGDALE ROAD, SUITE 404 WHITE PLAINS, NY 10605 877.232.47687 cmarfione@thebdcgroup.com	CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 cg@cgaastudio.com	HUDSON ENGINEERING & CONSULTING MICHAEL F. STEIN, P.E., PRESIDENT 45 KNOLLWOOD ROAD - SUITE 201 ELMSFORD, NEW YORK 10523 914.909.0420 michael@hudsonec.com	PLANNING & DEVELOPMENT ADVISORS DAVID B. SMITH, PRINCIPAL 101 LEE AVENUE YONKERS, NEW YORK 10705 914.552.8413 davidbsmith1992@gmail.com	PROVIDENT DESIGN ENGINEERING CARLITO HOLT, P.E., PTOE PARTNER/SENIOR PROJECT MANAGER 7 SKYLINE DRIVE HAWTHORNE, NY 10532 914.592.4040 cholt@pderesults.com	BOARD OF TRUSTEES SUBMISSION 4-22-19 BOARD OF TRUSTEES PRESENTATION 4-23-19 PLANNING BOARD PRE-SUBMISSION 5-16-19 PLANNING BOARD SUBMISSION 7-03-19 PLANNING BOARD SUBMISSION 7-26-19 PLANNING BOARD PRESENTATION 8-08-19 AHRB SUBMISSION 9-12-19 AHRB REVISED SUBMISSION 11-18-19 BOT SUBMISSION 2-3-20 BOT REVISED SUBMISSION 5-18-20 BOT REVISED SUBMISSION 6-18-20	A-0 TITLE SHEET, LIST OF DRAWINGS, RENDERING S-1 ZONING COMPLIANCE, PHOTOS OF EXIST. COND. R-1 3D RENDERING, COLOR SCHEME C-1 DEMOLITION PLAN C-2 SITE PLAN / STORMWATER MANAGEMENT PLAN C-3 ENGINEERING DETAILS GARAGE PLAN A-1 FIRST FLOOR PLAN A-2 SECOND & THIRD FLOOR PLAN A-3 ROOF PLAN A-4 NORTH ELEVATION A-5B NORTH ELEVATION - COLOR SCHEME A-6 WEST ELEVATION A-6B WEST ELEVATION - COLOR SCHEME A-7 SOUTH ELEVATION A-7B SOUTH ELEVATION - COLOR SCHEME A-8 EAST ELEVATION A-8B EAST ELEVATION - COLOR SCHEME A-9 BUILDING SECTION A-10 EXTERIOR DETAILS A-11 WALL SECTION, EXTERIOR DETAILS A-12 WALL SECTION, EXTERIOR DETAILS	A-13 WALL SECTION, EXTERIOR DETAILS L-1 LANDSCAPE PLAN E-1 EXTERIOR ELECTRICAL PLAN V-1 STREETSCAPE V-2 MASSING STUDIES V-3 MASSING STUDIES V-4 INSPIRATION IMAGES SCHEME B - PARKING AT GROUND FLOOR / 4TH STORY S-2 ZONING DATA / FLOOR AREA CALCULATIONS A-14 GARAGE PLAN / FIRST FLOOR PLAN A-15 SECOND & THIRD FLOOR PLAN A-16 FOURTH FLOOR / ROOF PLAN A-17 NORTH ELEVATION A-18 WEST ELEVATION A-19 SOUTH ELEVATION A-20 EAST ELEVATION V-5 STREETSCAPE L-2 LANDSCAPE PLAN C-2-ALT - SCHEME B - SCHEMATIC STORMWATER MANAGEMENT PLAN

ZONING DATA - SCHEME B		ZONING DISTRICT: DB	TAX DESIGNATION: SECTION 3.80-42, LOT 11	
		REQUIRED	EXISTING	PROPOSED - SCHEME B
LOT AREA		NO MINIMUM LOT	9,673.5 SF	14,162 SF (0.325 ACRES)
NUMBER OF DWELLING UNITS		-	4 RETAIL / 3 RESIDENTIAL	1 RETAIL / 16 RESIDENTIAL
MINIMUM UNIT SIZE		600 SF PER UNIT	-	604 - 1,906 SF PER UNIT
MAXIMUM BUILDING COVERAGE		80%	+74%	77% (10,731 SF, INCLUDING BALCONIES)
MAXIMUM IMPERVIOUS COVERAGE		100%	+/-86%	94%
MINIMUM LOT WIDTH FRONTAGE		-	83 FT	103 FT
MAXIMUM BUILDING HEIGHT		3 STORIES / 40 FT	-	4 STORIES / 46'-10" FT (TOP OF BUILDING) *NON-CONFORMING
BULKHEAD AREA		MAX. 20% TOTAL ROOF AREA	-	BULKHEAD IS 331 SF OR 5% TOTAL 4TH FLOOR ROOF AREA
FRONT YARD SETBACK		0 FT	0 FT	0 FT
REAR YARD SETBACK		0 FT	0 FT	15 FT TO PRINC. BLDG. / 9.0 FT TO BALCONY
SIDE ONE		0 FT	0 FT	14.8 FT TO PRINC. BLDG. / 10.6 FT TO BALCONY
SIDE TWO		0 FT	0 FT	0 FT
TOTAL OF TWO SIDES		0 FT	0 FT	14.8 FT TO PRINC. BLDG. / 10.6 FT TO BALCONY
DRIVEWAY SLOPE		14%	N/A	3-5%
PARKING				
RESIDENTIAL: 1 SPACE PER DWELLING UNIT + 1/4 PER BEDROOM RETAIL: 1 FOR EACH 500 SF OF T FLOOR AREA		RESIDENTIAL: 1 PER DWELLING UNIT + 1/4 PER BEDROOM RETAIL: 1 PER 500 SF	NONE	23 SPACES PROVIDED IN GARAGE + 3 SPACES PROVIDED ON STREET* = 26 SPACES TOTAL PROVIDED SCHEME B RESIDENTIAL: 1 PER DWELLING UNIT + 1/4 PER BEDROOM (28 BEDROOMS TOTAL) = 16 + 7 = 23 SPACES RETAIL: 1,400 SF RETAIL / 500 = 3 SPACES 26 SPACES TOTAL REQUIRED
PARKING SETBACK - REAR (UNENCLOSED ONLY)		10 FT	-	3 FT *NON-CONFORMING
PARKING SETBACK - SIDE 1 (UNENCLOSED ONLY)		10 FT	-	10 FT
PARKING SETBACK - SIDE 2 (UNENCLOSED ONLY)		10 FT	-	3.5 FT *NON-CONFORMING

FLOOR AREA CALCULATIONS - SCHEME B	
FLOOR	FLOOR AREA
FIRST FLOOR	RETAIL 1,400 SF COMMON AREA (ENTRY/LOBBY/HALL/ ELEVATOR STAIR /STORAGE) 1,375 SF PARKING AREA 7,661 SF DRIVEWAY 1,445 SF
SECOND FLOOR	RESIDENTIAL UNIT 1 - 604 SF - AFFORDABLE UNIT #1 UNIT 2 - 645 SF - AFFORDABLE UNIT #2 UNIT 3 - 1,294 SF UNIT 4 - 1,611 SF UNIT 5 - 1,549 SF UNIT 6 - 1,562 SF UNIT 7 - 1,486 SF TOTAL FIN. FL. AREA OF UNITS: 8,751 SF
THIRD FLOOR	RESIDENTIAL UNIT 8 - 1,565 SF UNIT 9 - 1,581 SF UNIT 10 - 1,607 SF UNIT 11 - 1,538 SF UNIT 12 - 1,563 SF UNIT 13 - 905 SF - AFFORDABLE UNIT #3 TOTAL FIN. FL. AREA OF UNITS: 8,759 SF
FOURTH FLOOR	RESIDENTIAL UNIT 14 - 1,906 SF UNIT 15 - 1,673 SF UNIT 16 - 1,661 SF TOTAL FIN. FL. AREA OF UNITS: 5,240 SF PRIVATE ROOF DECK - 685 SF COMMON ROOF DECK - 2,139 SF
ROOF	BULKHEAD - 331 SF PRIVATE ROOF DECK - 2,515 SF COMMON ROOF DECK - 1,251 SF GREEN ROOF - 1,362 SF

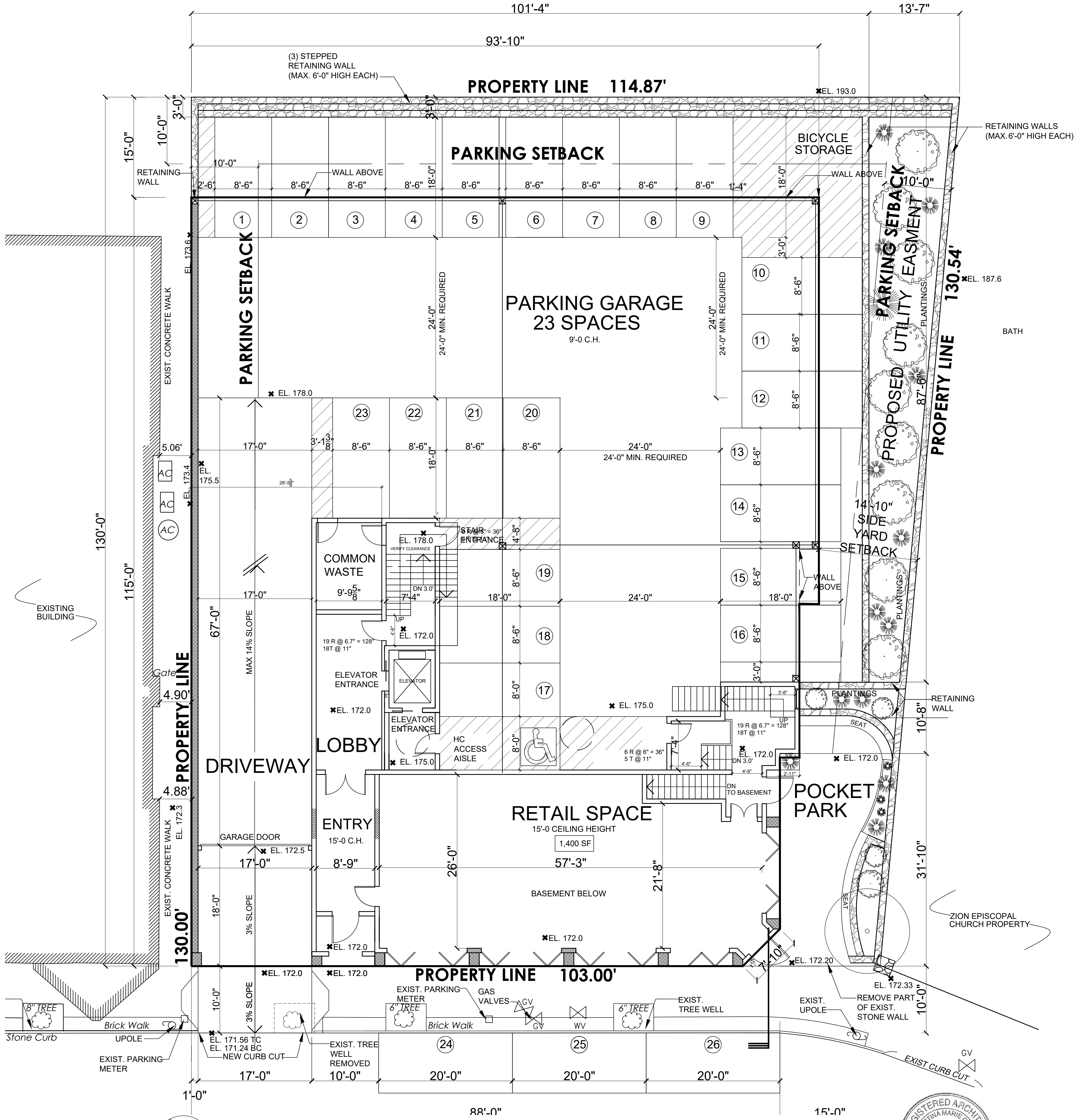
DESIGN B - REVISED
CEDAR COMMONS

ZONING DATA / FLOOR AREA CALCULATIONS

SCALE: NTS



PARKING CALCULATIONS - DESIGN B - REVISED	
REQUIRED	PROVIDED
RESIDENTIAL: 1 PER DWELLING UNIT (16 UNITS TOTAL) + $\frac{1}{4}$ PER BEDROOM (28 BEDROOMS TOTAL) = 16 + 7 ($\frac{1}{4} \times 28$) = 23 SPACES	GARAGE: 23 SPACES ON-STREET PARKING: 3 SPACES *
RETAIL: 1,400 SF RETAIL / 500 = 3 SPACES	
TOTAL REQUIRED: 26 SPACES	TOTAL PROVIDED: 26 SPACES
NOTES * Section 300-48 (H1) of the Village of Dobbs Ferry Zoning Code: "At the discretion of the Planning Board, the minimum required parking spaces required by Table C-1 may be reduced by one space for every 25 feet of linear building frontage abutting a public right-of-way (not including alleys)." 	



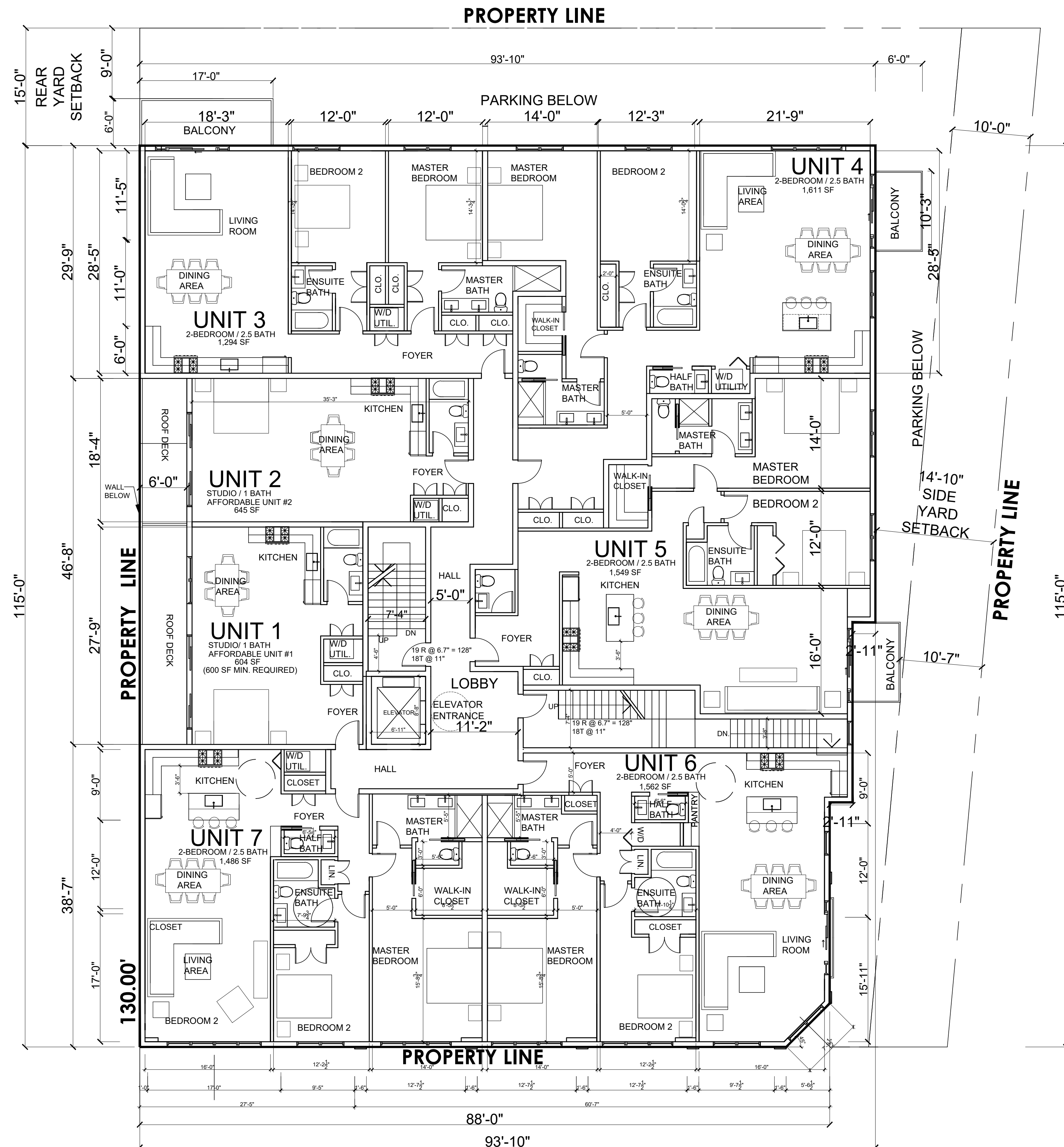
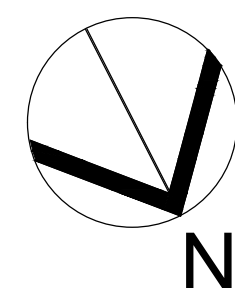
DESIGN B - REVISED
CEDAR COMMONS
GARAGE / FIRST FLOOR PLAN

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



DESIGN B - REVISED
CEDAR COMMONS
SECOND FLOOR PLAN

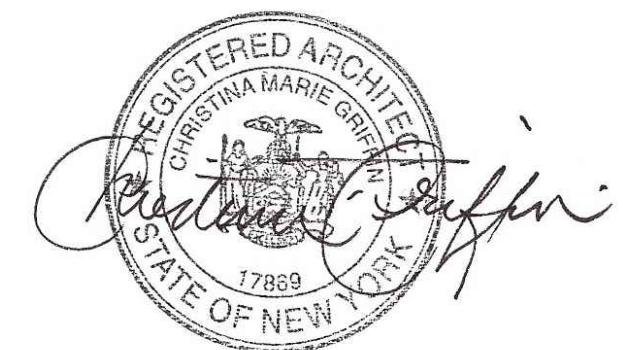
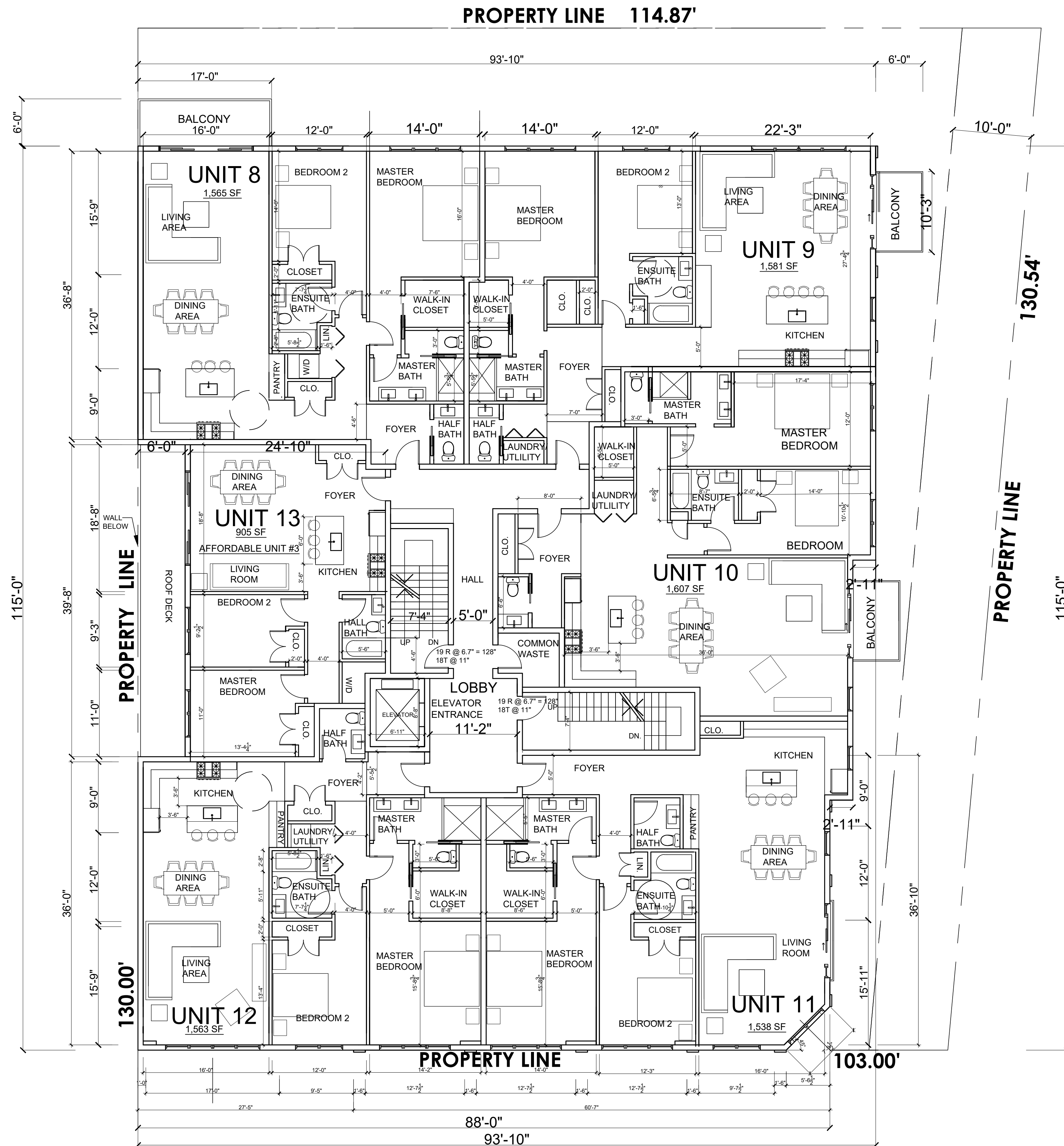
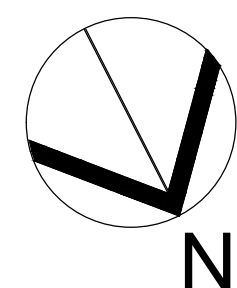
SCALE: $\frac{1}{8}" = 1'-0"$



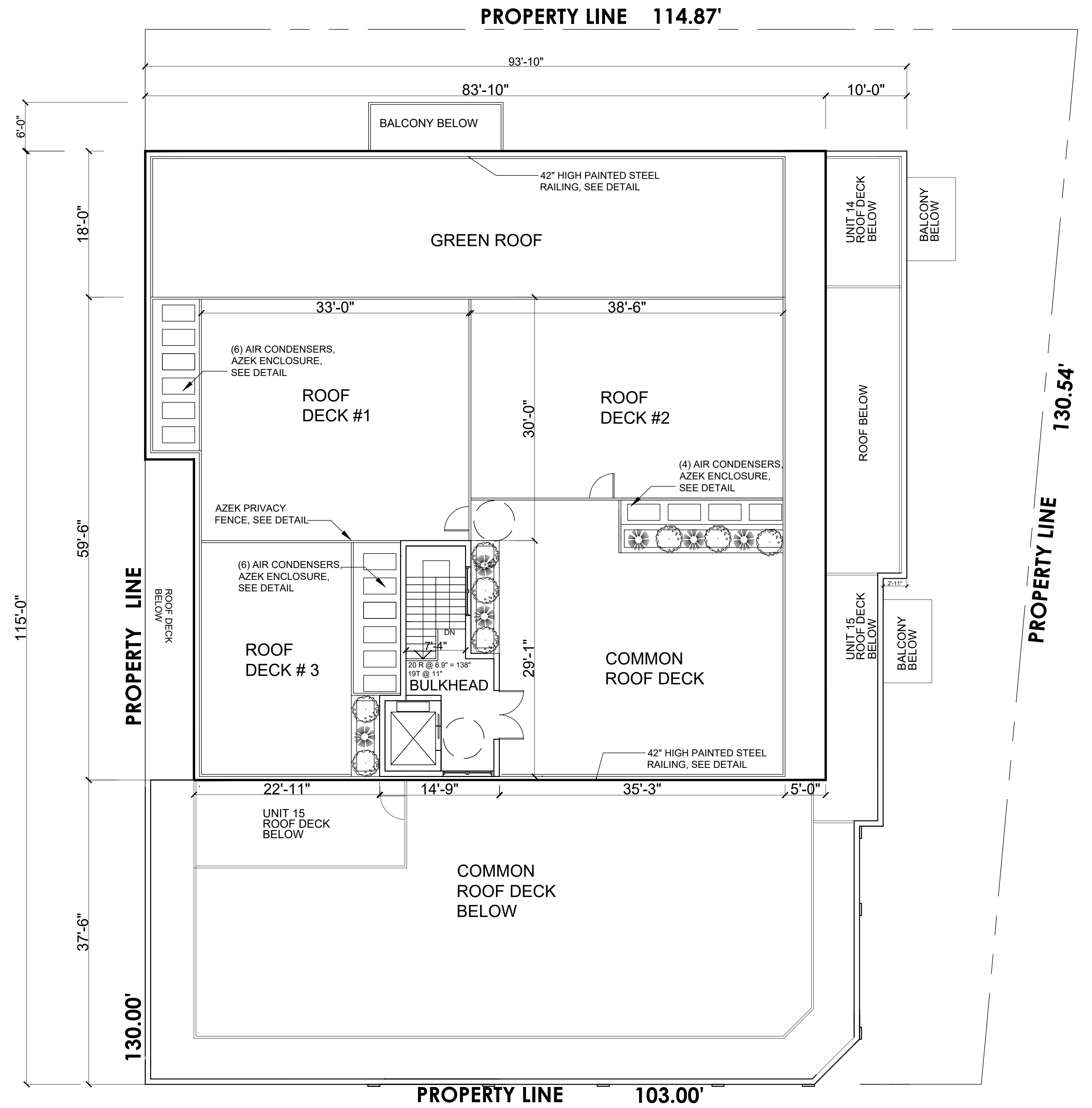
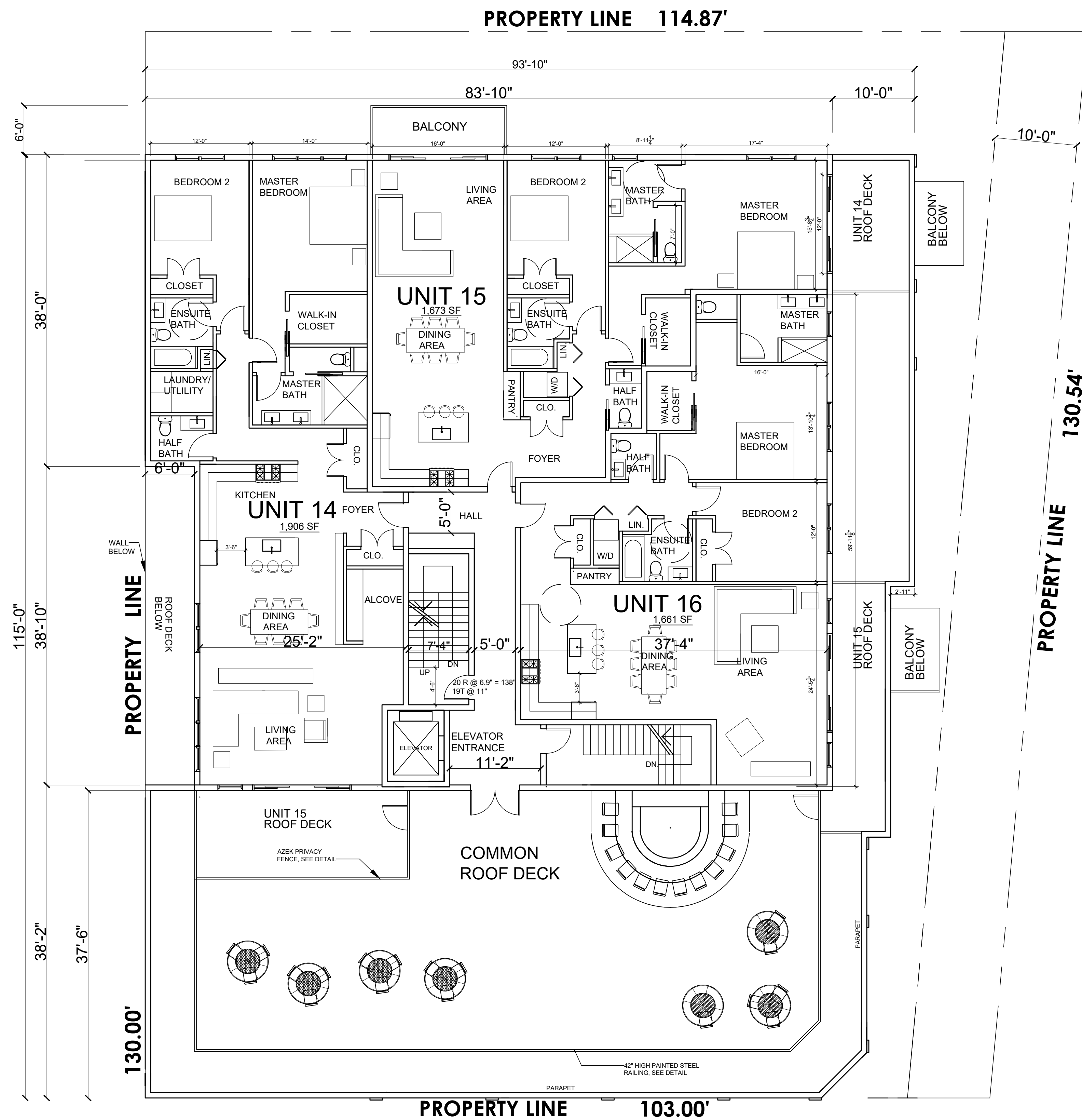
A-15

DESIGN B - REVISED
CEDAR COMMONS
THIRD FLOOR FLOOR PLAN

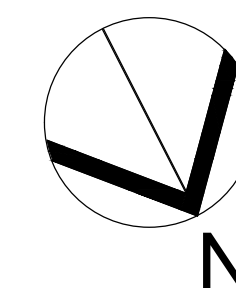
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A-16



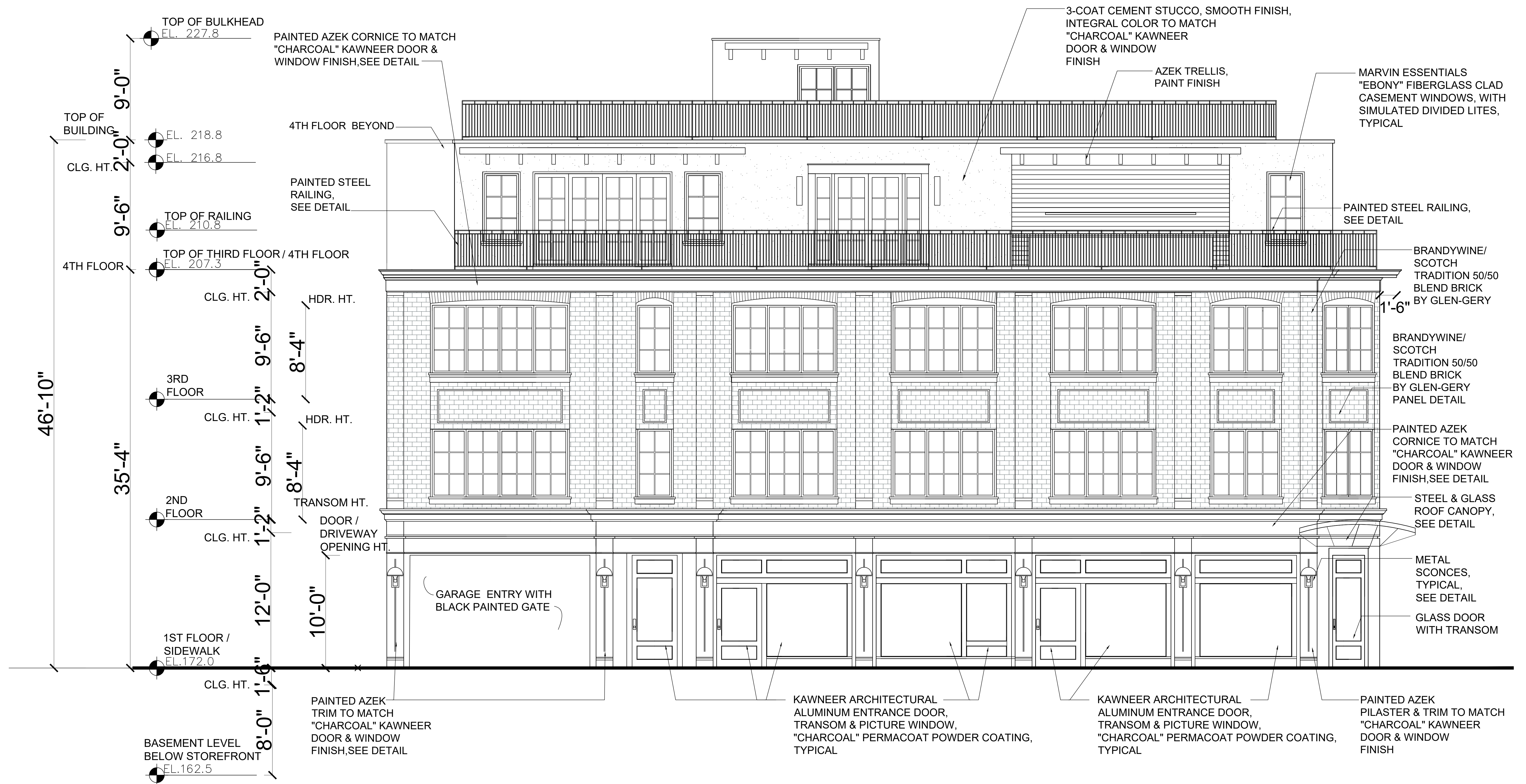
DESIGN B - REVISED
CEDAR COMMONS
FOURTH FLOOR / ROOF DECK PLAN



SCALE: $\frac{1}{8}" = 1'-0"$



A-17

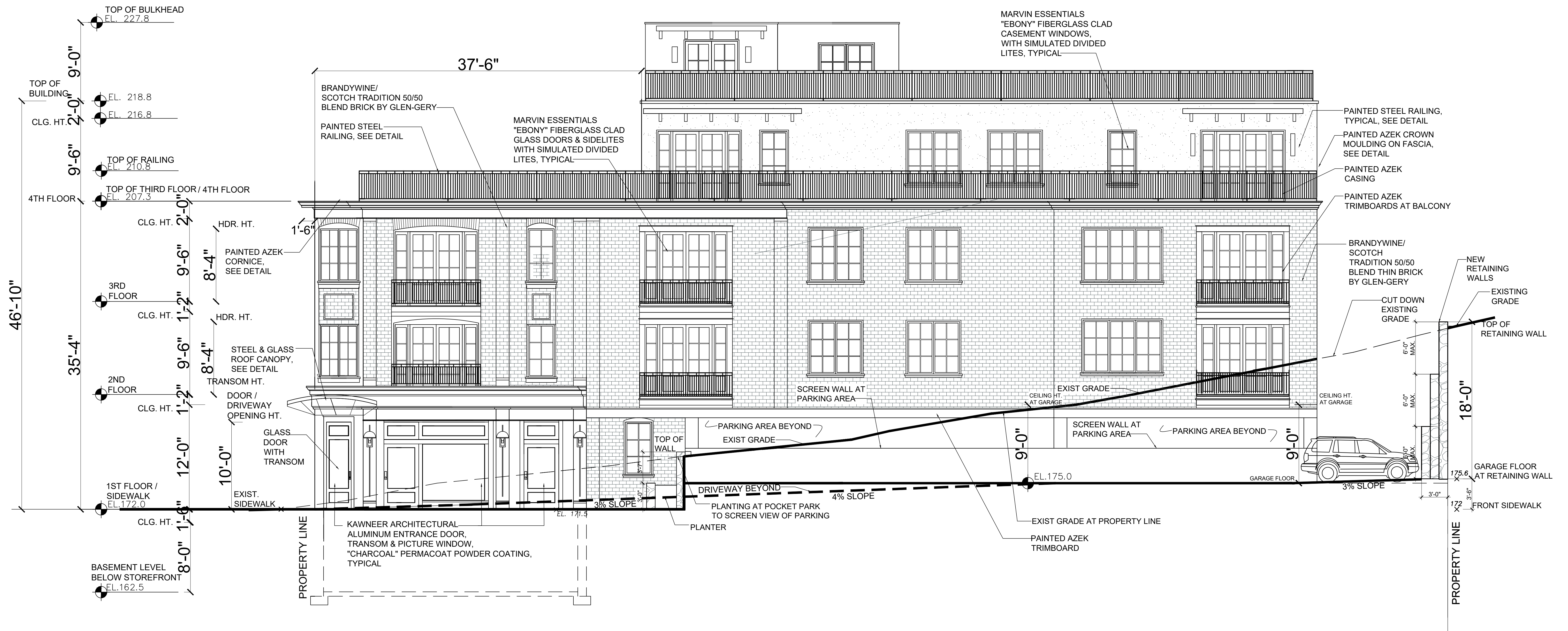


DESIGN B - REVISED CEDAR COMMONS NORTH ELEVATION

SCALE: 1/4" = 1'-0"



A-18

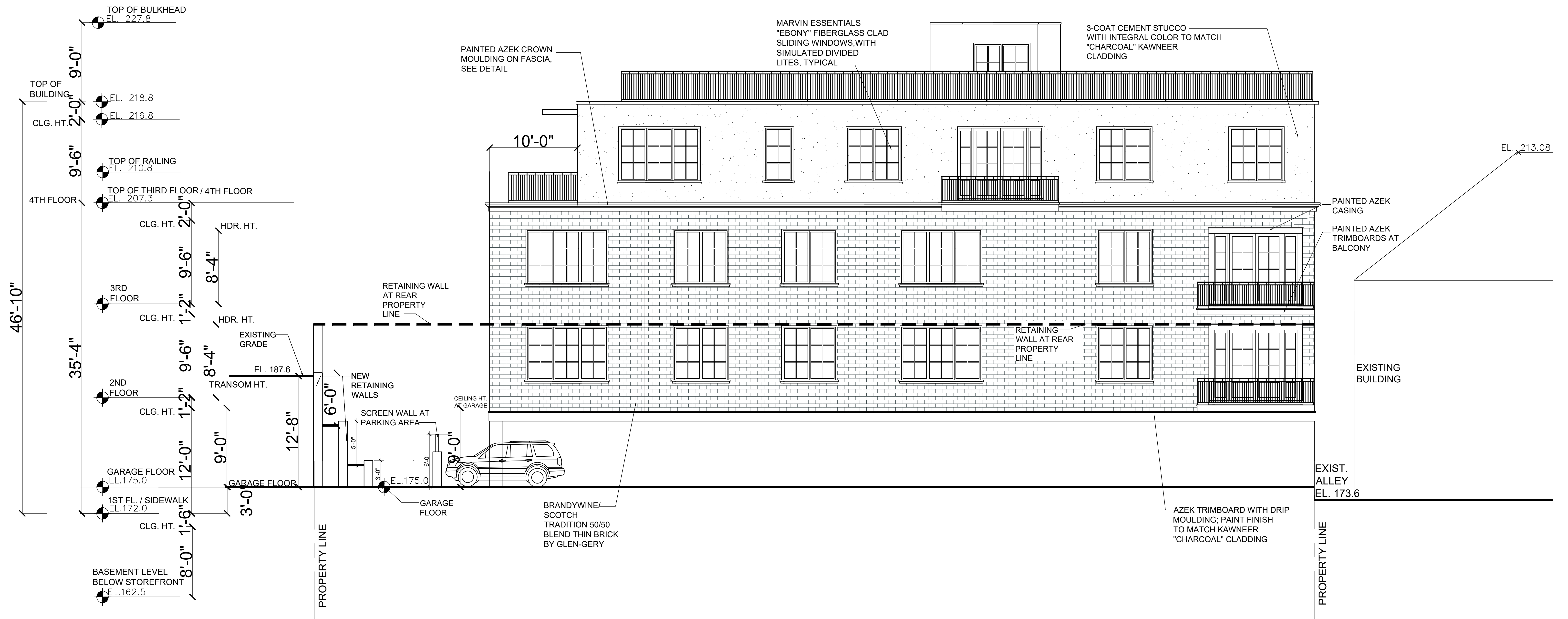


DESIGN B - REVISED CEDAR COMMONS WEST ELEVATION

SCALE: 3/16" = 1'-0"



A-19

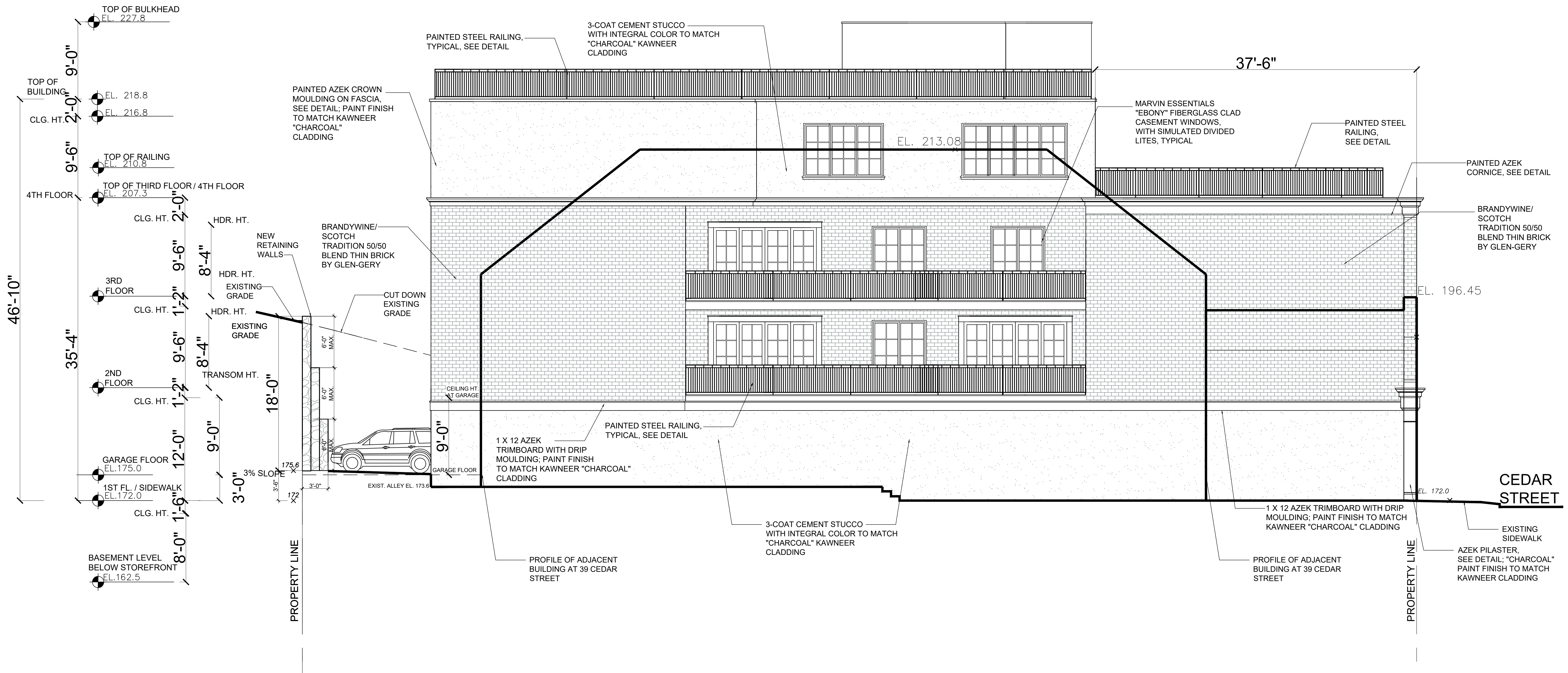


DESIGN B - REVISED CEDAR COMMONS SOUTH ELEVATION

SCALE: $\frac{3}{16}$ " = 1'-0"



A-20

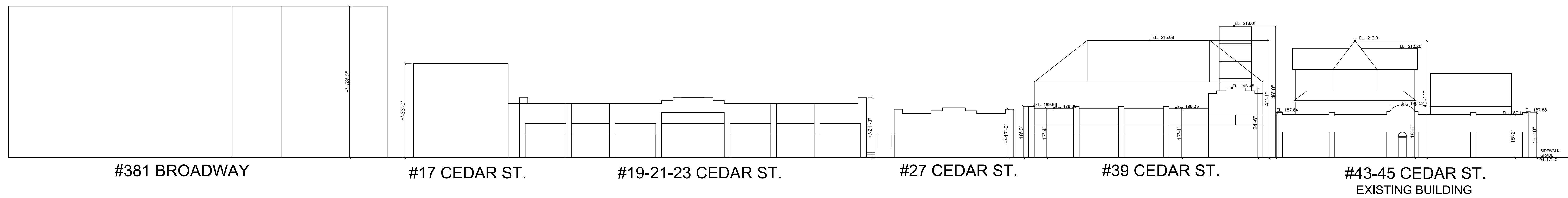


DESIGN B - REVISED CEDAR COMMONS EAST ELEVATION

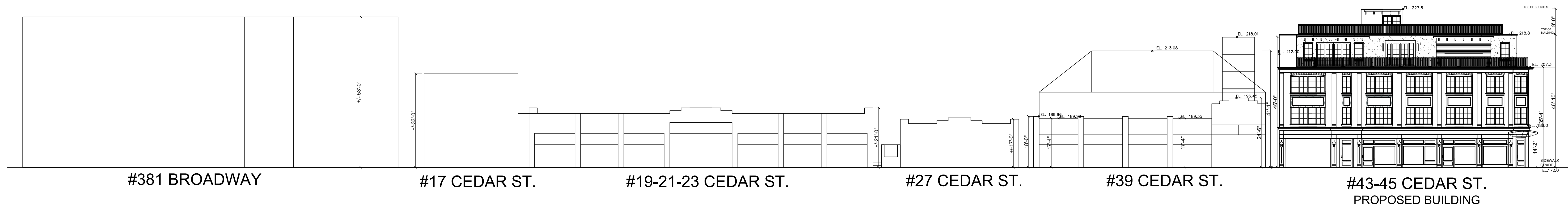
SCALE: 1/4" = 1'-0"



A-21



CEDAR STREET - EXISTING



CEDAR STREET - PROPOSED

DESIGN B - REVISED CEDAR COMMONS STREETSCAPE

SCALE: 1/16" = 1'-0"



V-5

CHRISTINA GRIFFIN ARCHITECT PC