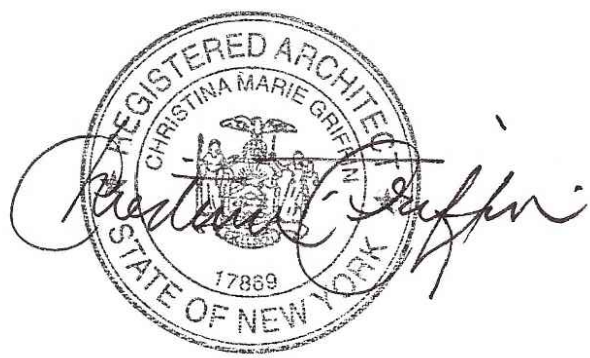


# CEDAR COMMONS

43-45 CEDAR STREET, DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

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



BOT-PB-AHRB REVISIONS - 7-17-20

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@cgaudio.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 BOT REVISED SUBMISSION 7-06-20 BOT/PB/AHRB SUBMISSION 7-17-20	A-0 TITLE SHEET, LIST OF DRAWINGS, RENDERING S-1 ZONING COMPLIANCE, PHOTOS OF EXIST. COND., SITE PLAN / PLANTING PLAN  R-1 3D RENDERING, COLOR SCHEME C-1 DEMOLITION PLAN C-2 SITE PLAN / STORMWATER MANAGEMENT PLAN C-3 ENGINEERING DETAILS A-1 GARAGE PLAN A-2 FIRST FLOOR PLAN A-3 SECOND & THIRD FLOOR PLAN A-4 ROOF PLAN A-5 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-0 STREETSCAPE  SCHEME B - PARKING AT GROUND FLOOR / 4TH STORY S-1A-C ZONING COMPLIANCE, PHOTOS OF EXIST. COND., SITE PLAN / PLANTING PLAN 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-0 STREETSCAPE V-1 - V-7 3D RENDERINGS FROM VR L-2 LANDSCAPE PLAN C-2-ALT - 'SCHEME B' - SCHEMATIC STORMWATER MANAGEMENT PLAN

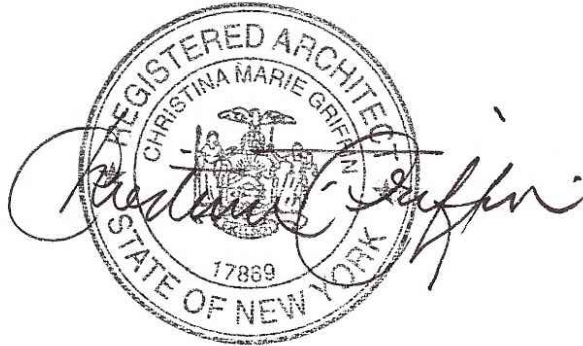


ZONING DATA - DESIGN B		ZONING DISTRICT: DB	TAX DESIGNATION: SECTION 3.80-42, LOT 11	
		REQUIRED	EXISTING	PROPOSED - SCHEME B
LOT AREA	NO MINIMUM LOT	9,673.5 SF	14,162 SF (0.325 ACRES)	
NUMBER OF DWELLING UNITS	-	4 RETAIL / 3 RESIDENTIAL	1 RETAIL / 16 RESIDENTIAL	
MINIMUM UNIT SIZE	600 SF PER UNIT / 450 AFFORDABLE UNIT	-	489 - 1,906 SF PER UNIT	
MAXIMUM BUILDING COVERAGE	80%	+74%	79% (SEE COVERAGE CALC, SHEET S-1)	
MAXIMUM IMPERVIOUS COVERAGE	100%	+/-86%	94%	
MINIMUM LOT WIDTH FRONTAGE	-	83 FT	103 FT	
MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FT 4 STORIES / 45 FT IF APPROVED BY BOT	-	4 STORIES / 46'-10" FT (TOP OF BUILDING) <u>*NON-CONFORMING</u>	
BULKHEAD AREA	MAX. 20% TOTAL ROOF AREA	-	BULKHEAD IS 943 SF OR 15% TOTAL 4TH FLOOR ROOF AREA (6,260 SF)	
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. / 5.6 FT TO GARAGE	
SIDE TWO	0 FT	0 FT	0 FT	
TOTAL OF TWO SIDES	0 FT	0 FT	14.8 FT TO PRINC. BLDG. / 5.6 FT TO BALCONY	
DRIVEWAY SLOPE	14%	N/A	3-5%	
PARKING				
RESIDENTIAL: 1 SPACE PER DWELLING UNIT + $\frac{1}{4}$ PER BEDROOM RETAIL: 1 FOR EACH 500 SF OF FLOOR AREA	<u>RESIDENTIAL:</u> 1 PER DWELLING UNIT + $\frac{1}{4}$ PER BEDROOM <u>RETAIL:</u> 1 PER 500 SF	NONE	23 SPACES PROVIDED IN GARAGE + 3 SPACES PROVIDED ON STREET* = <u>26 SPACES TOTAL PROVIDED</u>  <u>SCHEME B RESIDENTIAL:</u> 1 PER DWELLING UNIT + $\frac{1}{4}$ PER BEDROOM (30 BEDROOMS TOTAL) = 16 + 7.5 = 24 SPACES <u>RETAIL:</u> 1,400 SF RETAIL / 500 = 3 SPACES <u>27 SPACES TOTAL REQUIRED</u>  <u>*NON-CONFORMING</u>	
PARKING SETBACK - REAR (UNENCLOSED ONLY)	10 FT	-	ENCLOSED PARKING - NOT APPLICABLE	
PARKING SETBACK - SIDE 1 (UNENCLOSED ONLY)	10 FT	-	ENCLOSED PARKING - NOT APPLICABLE	
PARKING SETBACK - SIDE 2 (UNENCLOSED ONLY)	10 FT	-	ENCLOSED PARKING - NOT APPLICABLE	

DESIGN B  
CEDAR COMMONS

ZONING DATA / FLOOR AREA CALCULATIONS

SCALE: NTS



S-1a





# CEDAR COMMONS PHOTOS OF EXISTING CONDITIONS

SCALE: NTS

S-1b

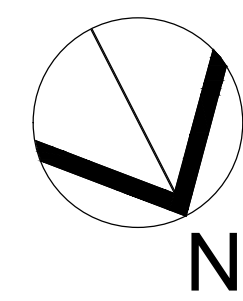
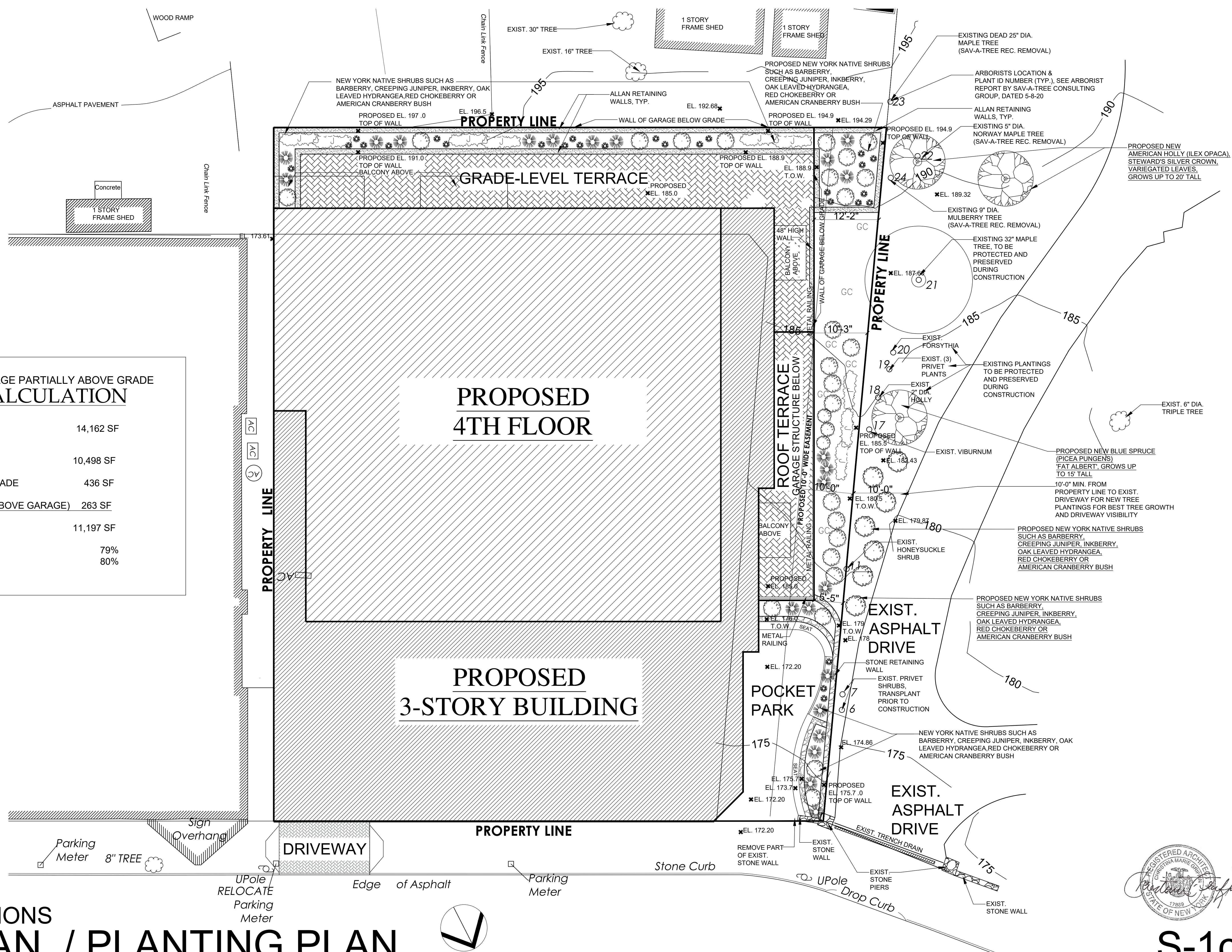
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DESIGN B - COVERED GARAGE PARTIALLY ABOVE GRADE COVERAGE CALCULATION	
LOT AREA	14,162 SF
MAIN BUILDING	10,498 SF
COVERED GARAGE ABOVE GRADE	436 SF
BALCONIES (LESS BALCONY ABOVE GARAGE)	263 SF
TOTAL	11,197 SF
PERCENTAGE COVERAGE	79%
MAXIMUM ALLOWED	80%

# DESIGN B CEDAR COMMONS SITE PLAN / PLANTING PLAN

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



S-1c



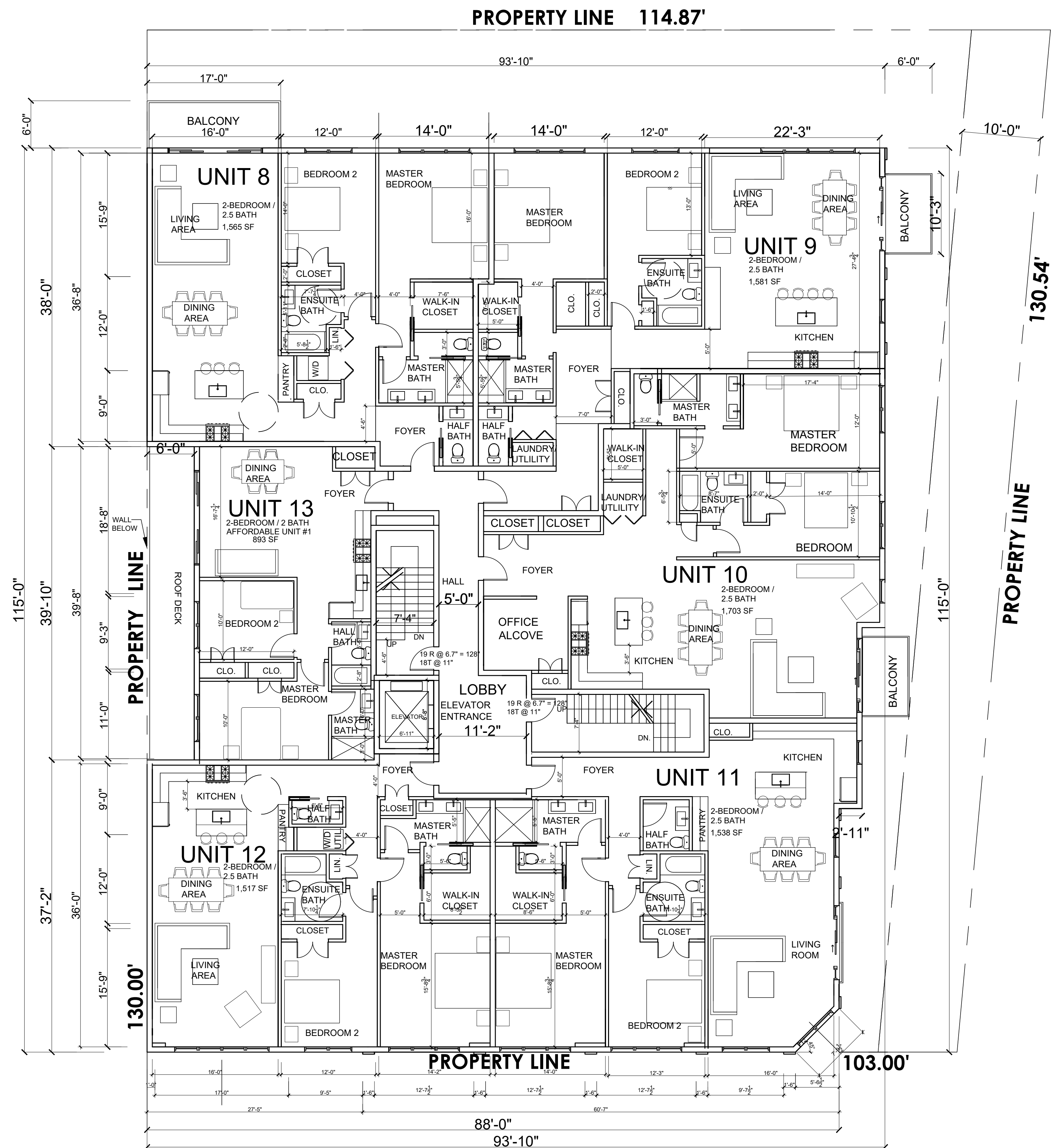
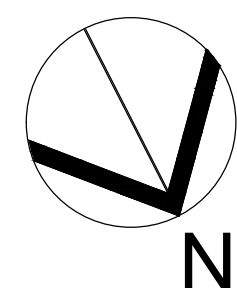






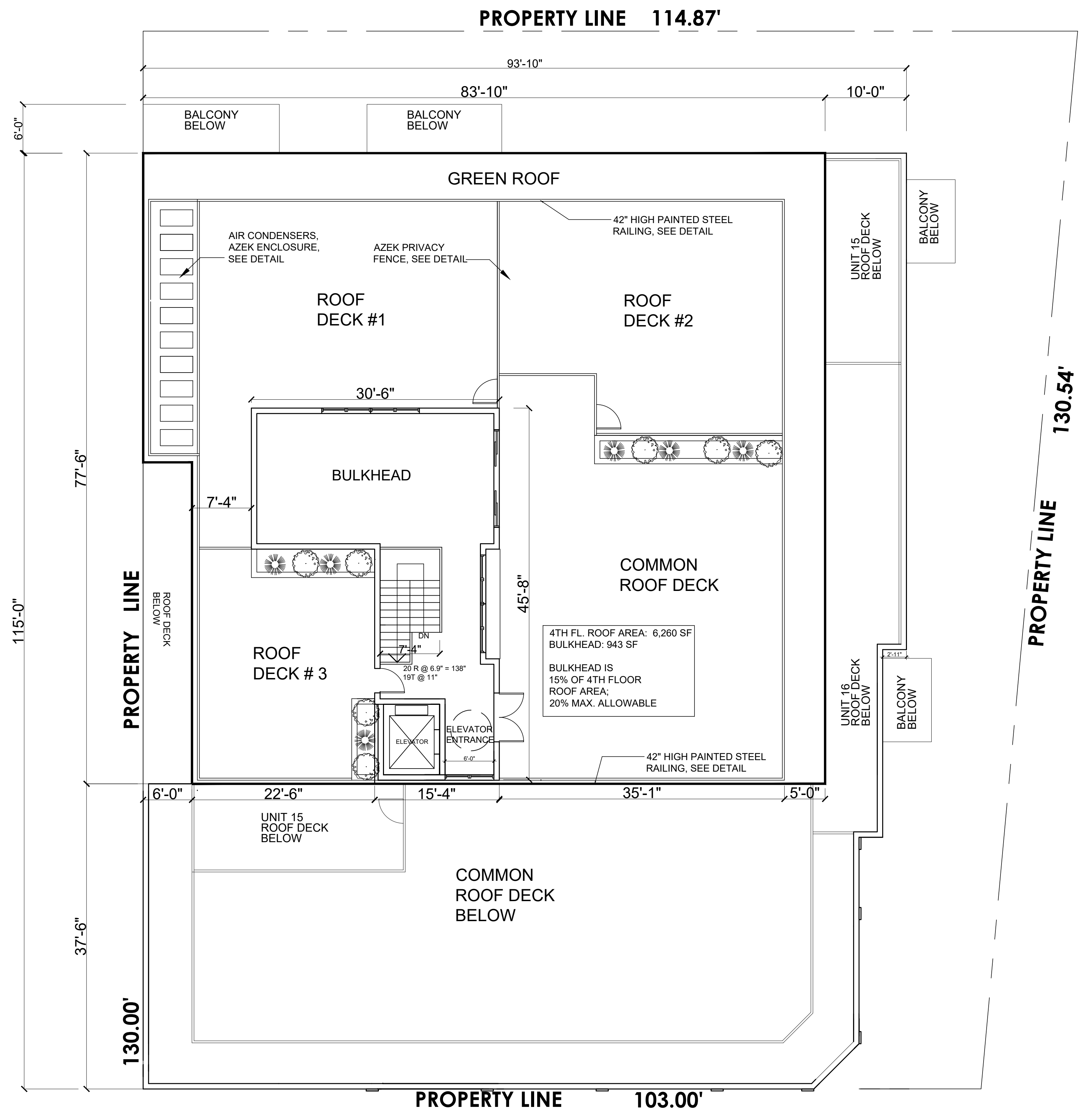
DESIGN B  
CEDAR COMMONS  
THIRD FLOOR FLOOR PLAN

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



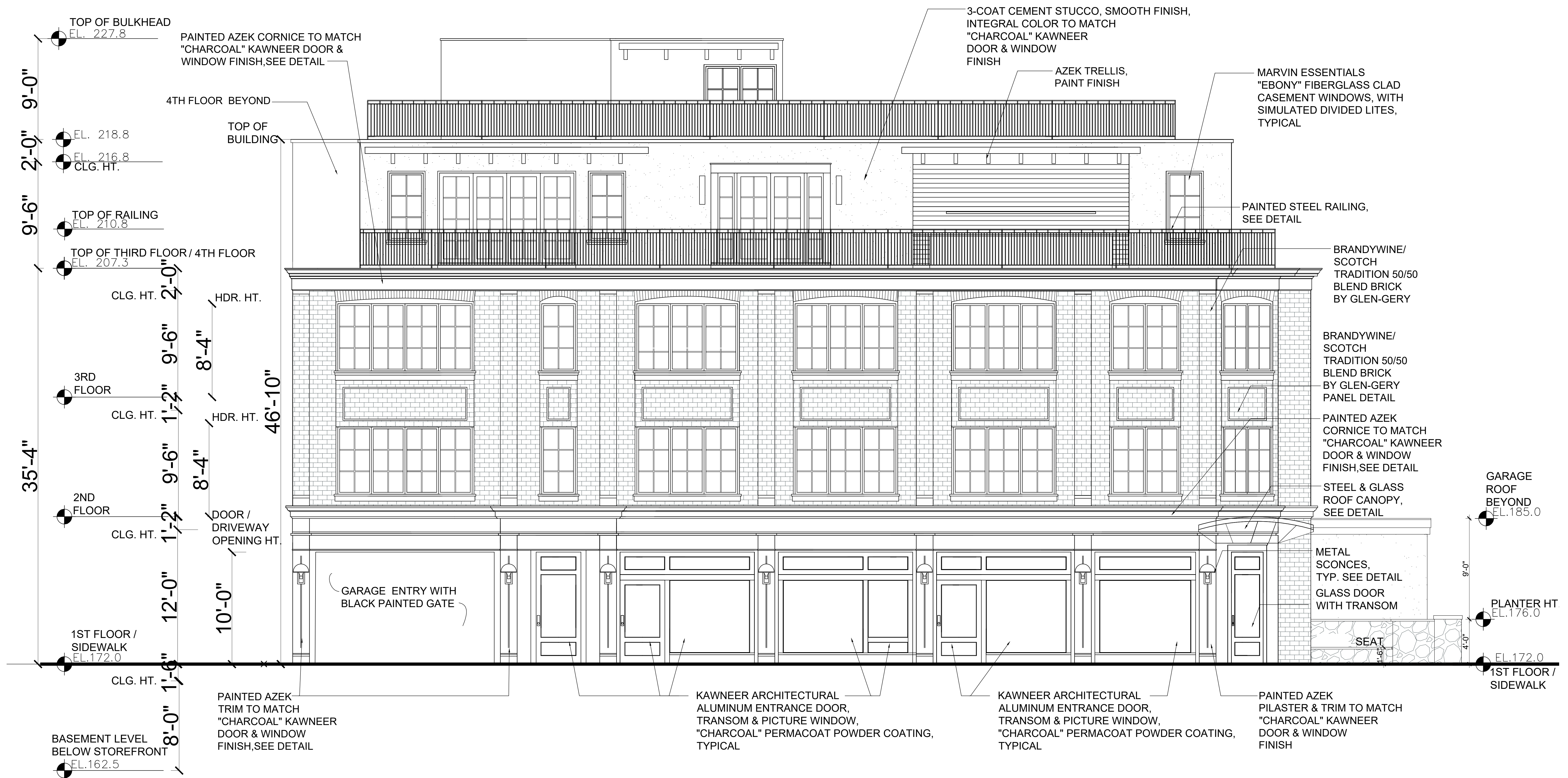
A-16





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DESIGN B  
 CEDAR COMMONS  
 NORTH ELEVATION

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

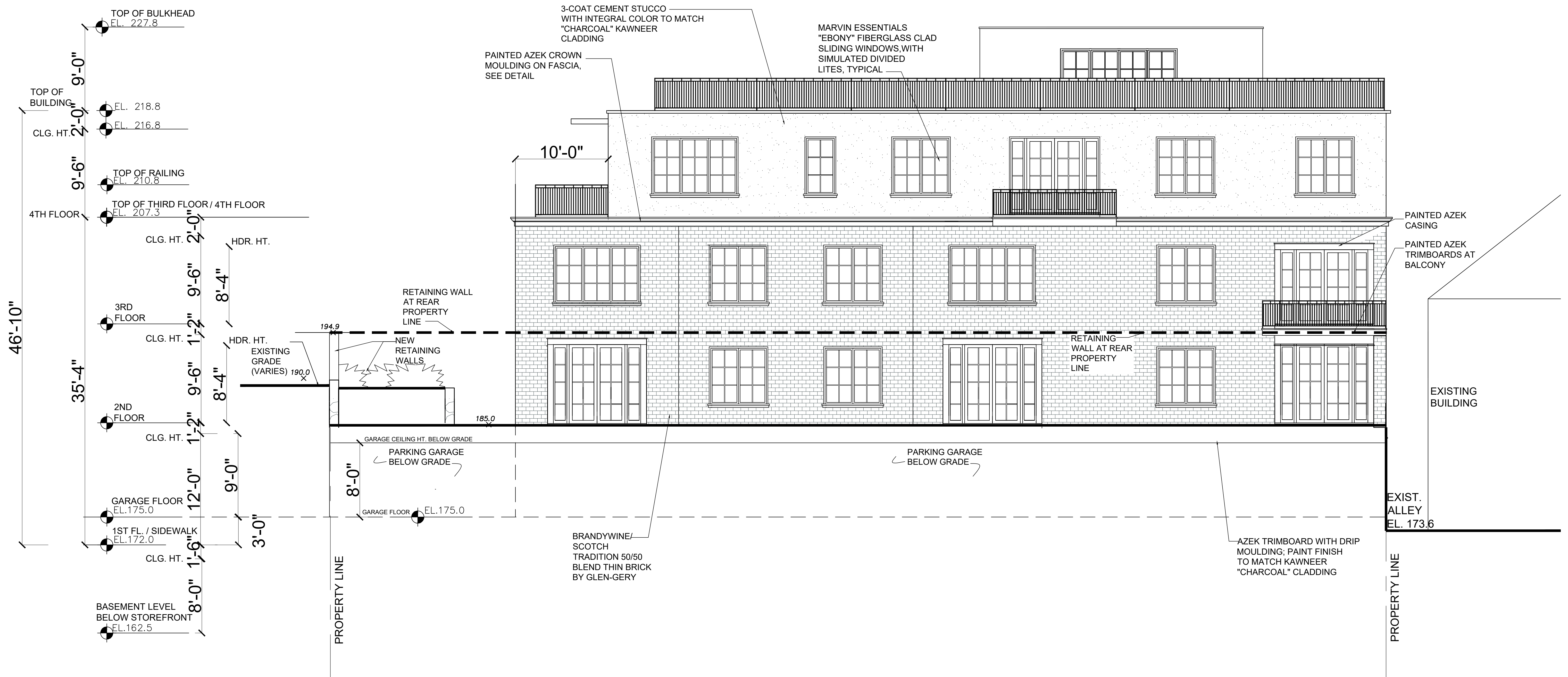


A-18



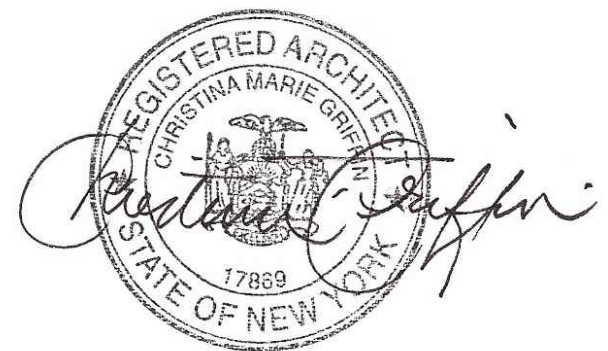






DESIGN B  
CEDAR COMMONS  
**SOUTH ELEVATION**

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

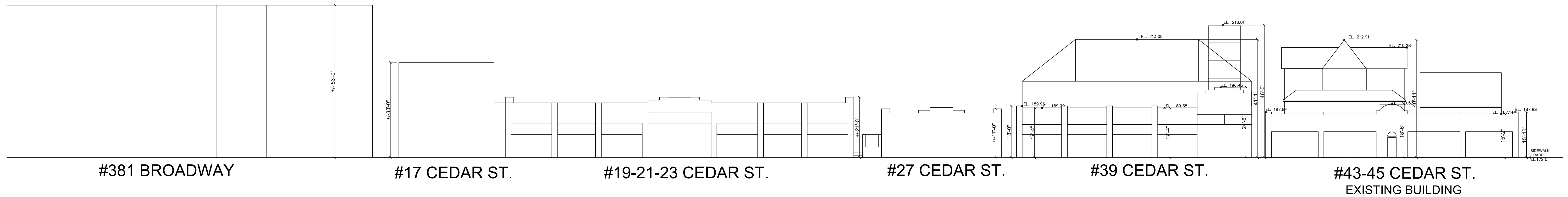


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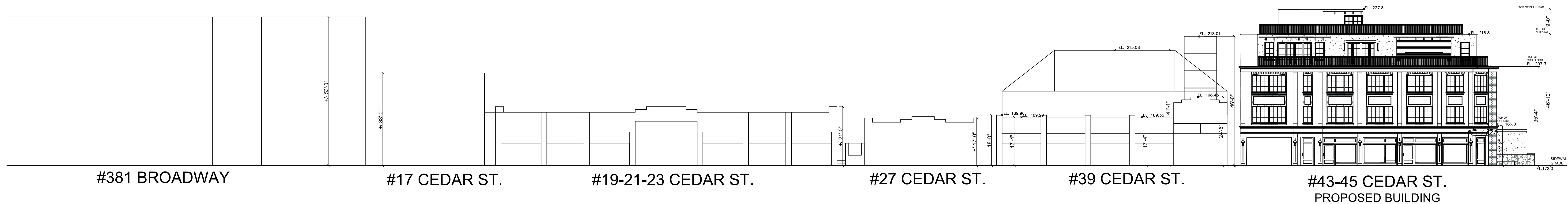








## CEDAR STREET - EXISTING



## CEDAR STREET - PROPOSED

DESIGN B  
CEDAR COMMONS  
**STREETSCAPE**

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



V-0

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