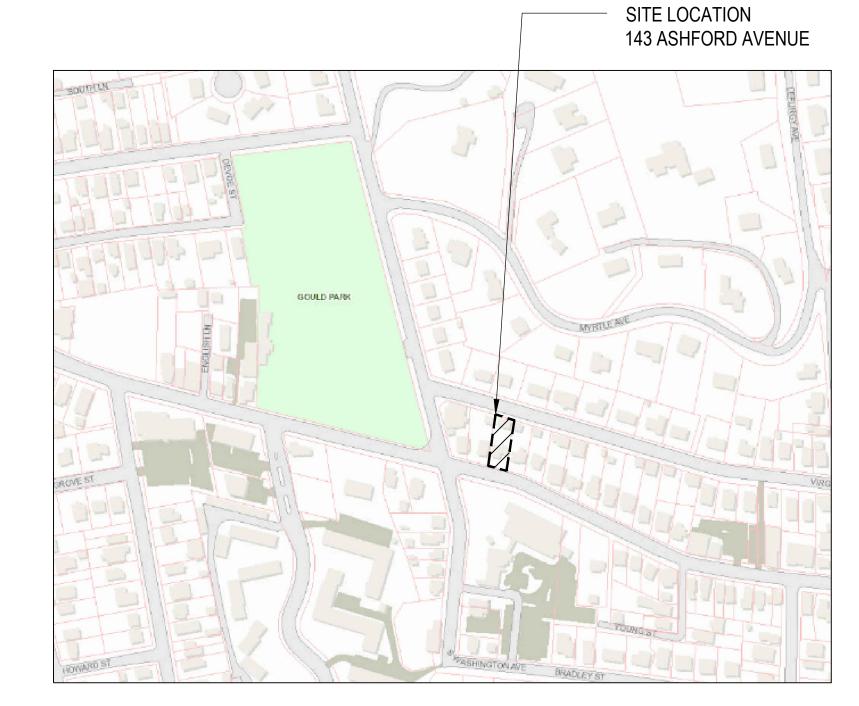
## ADDITION AND INTEIOR ALTERATIONS AT:

### FISHOV RESIDENCE 143 ASHFORD AVENUE DOBBS FERRY, NEW YORK 10522

SITE LOCATION

143 ASHFORD AVENUE

VICINITY MAP THE INFORMATION ABOVE WAS TAKEN FROM GOOGLE MAPS 2022



**LOCATION MAP** N.T.S. THE INFORMATION ABOVE WAS TAKEN FROM GIS WESTCHESTER MAPS 2022

### **Project Information**:

...Margo Fishov Owner / Applicant:.. 143 Ashford Avenue Dobbs Ferry, New York 10522

...Additions and Alterations Scope of Work:

...143 Ashford Avenue, Dobbs Ferry, New York 10522 Project Location:

...3.090-55-14

...Two Family Residential Occupancy: ....VB- Unprotected Wood Frame Construction Type:....

### **Lighting Statement**:

- All proposed lighting shall comply with section 300-41 of the local code of the Village of Dobbs Ferry.

- There are no new Proposed exterior light fixtures.

### **Drainage Statement**:

- There is no Proposed increase in impervious surfaces. All new Leaders and gutters shall be connected to existing storm water system

### **Grading Statement:**

- Proposed work is additions above existing, There is no re-grading required

## Fire Sprinkler System Statement: - If a Fire Sprinkler System is required, One shall be installed as designed by a licensed engineer.

Г				
FINISHES S	CHEDULE:			
ITEM	MATERIAL	MANUFACTURER	COLOR	DESCRIPTION
COLUMNS	FIBERGLASS	HB <b>€</b>	BLACK	PERMALITE $\delta$ "x $\delta$ " SQUARE PLAIN COLUMN W/BEVELED CAP AND BASE
HORIZONTAL SIDING	VINYL	ROYAL 5" EXPOSURE HORZ.	WEDGEWOOD	SMOOTH FINISH, EXACT COLOR SHALL BE COORDINATED WITH EXISTING SIDING
CORNER BOARDS	VINYL	ROYAL	WEDGEWOOD	EXACT COLOR SHALL BE COORDINATED WITH EXISTING CORNER BOARDS
WINDOWS	VINYL/ CLAD	ANDERSEN	BLACK	SEE ELEVATIONS FOR STYLE
RAILING	VINYL	TREX	BLACK	TREX STANDARD VINYL RAILING
BALUSTERS	VINYL	TREX	BLACK	TREX STANDARD VINYL RAILING
DECKING	WOOD		TEAK	T&G SOLID WOOD
ROOFING	ASPHALT	GAF TIMBERLINE HDZ	OYSTER GRAY	EXACT COLOR SHALL BE COORDINATED WITH EXISTING ROOF SHINGLES



STREETSCAPE

N.T.S.

THE INFORMATION ABOVE WAS TAKEN FROM ACTUAL PHOTOS TAKEN ON DECEMBER 9, 2022



Rui F. Arraiano & Associates, LLC

1 CENTRAL AVENUE, SUITE 314, TARRYTOWN, NY 10591 PHONE: 914.332.9008

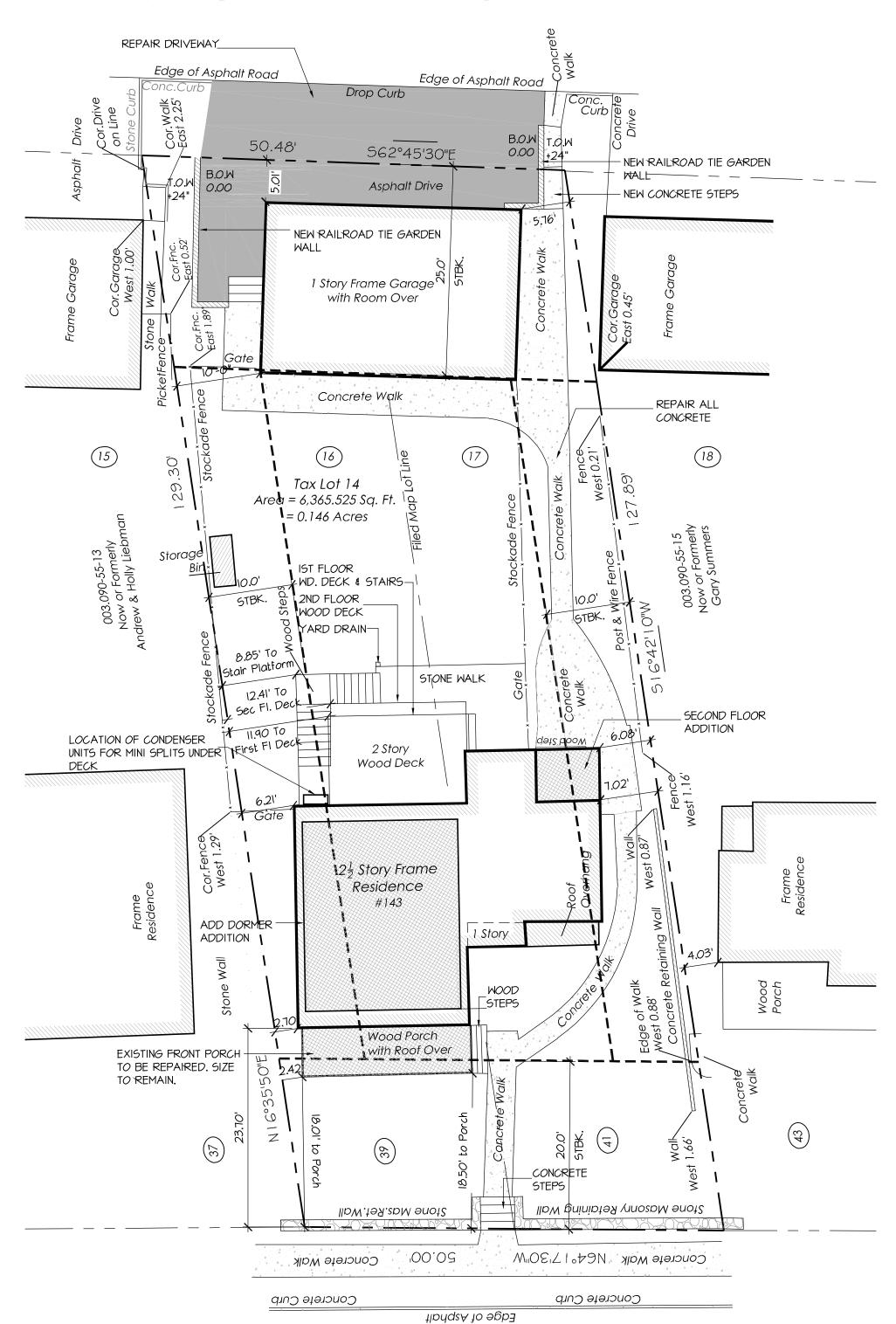
REV.	DATE	COMMENT
1	06-03-22	REV. LAYOUT
2	12-05-22	AHRB/ PB

PROJECT #: JUNE 1, 2022

AS NOTED

GRANT AVENUE PER FILED MAP #1078

### VIRGINIA AVENUE



## ASHFORD AVENUE

PROPOSED SITE PLAN 1" = 10'-0" THE INFORMATION ABOVE WAS TAKEN FROM AN OWNER PROVIDED SURVEY. DATA IS LIMITED TO THE INFORMATION PROVIDED THERE IN

TAX MAP DESIGNATION: SECTION: 3.090 BLOCK: 55 LOT:	14					
ZONING DISTRICT: MDR-1				143 ASHFORD AVENUE,	DOBBS FERRY, NY	
		MINIMUM/ MAXIMUM REQ'MENTS	EXISTING	PROPOSED	EXST. NON- COMPLIANCE	VARIANCE
MINIMUM NET LOT AREA	SQ. FT.	5,000 SQ. F.T.	6,365.53 SQ. FT.	NO CHANGE		
MINIMUM LOT WIDTH	FT.	50 FT.	50 FT	NO CHANGE		
MINIMUM LOT DEPTH	FT.	100 FT.	127.89 FT	NO CHANGE		
MAXIMUM LOT COVERAGE (BLDGS)	%	27%	25.4%	26.17%		
MAXIMUM LOT COVERAGE (IMPERVIOU	S SURFACE)	54%	45.2%	45.9 %		
MINIMUM FRONT YARD SETBACK	FT.	20 FT.	18.01 FT.	NO CHANGE	1.99 FT	
MINIMUM SIDE YARD	FT.	IO FT.	2.42 FT.	NO CHANGE	7.58 FT	
MINIMUM BOTH SIDE YARD	FT.	20 FT.	9.44 FT.	8.50 FT.	10.56 FT	II <b>.</b> 5
MINIMUM REAR YARD (MAIN BLDG.)	FT.	25 FT.	67.79 FT.	NO CHANGE		

\*\* EXISTING NON-COMPLIANCE

**BUILDING COVERAGE CALCULATIONS:** 

EXST. PRINCIPAL BLDG. COVERAGE

1,618.61 S.F. / 6,365.53 S.F. = 25.4% S.F.

EXST. 2 CAR GARAGE COVERAGE

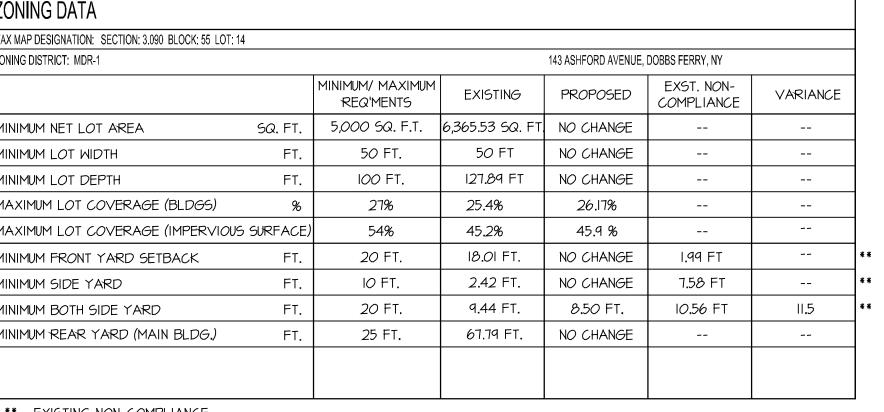
1,665.84 S.F. / 6,365.53 S.F. = 26.17% S.F.

TOTAL PROP. BUILDING. COV.

PROP. PRINCIPAL BLDG. COVERAGE 1,039.45 SQ.FT

EXST. 2 CAR GARAGE COVERAGE

TOTAL EXST. BUILDING. COV.



**IMPERVIOUS COVERAGE CALCULATIONS** EXISTING PROPOSED PRINCIPAL BUILDING 992.22 SQ.FT. 1,039.45 SQ.FT. 2 CAR GARAGE 626.39 SQ.FT. 626.39 SQ.FT. ASPHALT DRIVE & WALK 182.76 SQ.FT. 182.76 SQ.FT. CONCRETE WALKS AND STEPS 847.48 SQ.FT. 847.48 SQ.FT. STORAGE BIN 15.71 SQ.FT. 15.71 SQ.FT. STONE RETAINING WALL 63.90 SQ.FT. 63.90 SQ.FT. STONE WALK 120.66 SQ.FT. 120.66 SQ.FT. NEIGHBORS WALK 26.22 SQ.FT. 26.22 SQ.FT. TOTAL 2,875.34 SQ.FT. 2,922.57 SQ.FT.

EXISTING IMPERVIOUS COVERAGE 2,875.34 SQ.FT. / 6,365.53 SQ.FT. = 45.2% PROPOSED IMPERVIOUS COVERAGE

2,922.57 SQ.FT. / 6,365.53 SQ.FT. = 45.9%

#### **Site Plan Notes:**

1. 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/

992.22 SQ.FT.

626.39 SQ.FT.

626.39 SQ.FT.

1,665.84 SQ.FT.

1,618.61 SQ.FT.

- 2. The village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.
- 3. Built plans of the proposed driveway and 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 Professional engineer as clean, non-contaminated fill suitable for the intended use.
- 5. "Before the site plan is signed by Chairman of the Planning Board, the applicant shall be required to post a performance bond or other type of acceptable monetary guarantee which shall be in an amount determined by the Planning Board and the Village Engineer and in a form satisfactory to the Village Attorney"

LEGEND:	
SYMBOL	DESCRIPTION
	NEW CONSTRUCTION
	EXISTING GARG=AGE TO BE REBUILT AS HABITABLE SPACE
	PROPERTY LINE
	GENERAL SITE INFO
	INDICATES REQUIRED SETBACK LINE
SF	INDICATES LINE OF SILT FENCE
—— нв——	INDICATES LINE OF HAY BALES
	UNDERGROUND PVC PIPE CONNECTED TO DRYWELLS, SEE PLANS FOR SIZES
	NEW DRYWELL LOCATIONS

Village of Dobbs Ferry **Building Department** 112 Main Street, Dobbs Ferry, New York 10522

LOCATION:	DOBBS FERRY	, NY					ZIP (	ODE: 10522	
GROUND CNOW			SUBJECT TO DAMAGE FROM			WINTER	ICE SHIELD UNDERLAYMENT	FL00D	
SNOW LOAD	SPEED	DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	DESIGN TEMP.	REQUIRED	HAZARDS
45 PSF	IOO MPH	С	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7° F	YES	

2 RE-BARS, STEEL PICKETS, OR 2"X2" STAKES I 1/2' TO 2' IN GROUND. DRIVE STAKES FLUSH WITH BALES ANGLE FIRST STAKE TOWARD PREVIOUSLY LAID BALE WIRE OR NYLON BOUND BALES PLACED ON THE ANCHORING DETAIL EMBEDDING DETAIL

- NATIVE SOIL

I. BALES SHALL BE EITHER STRAW OR HAY. 2. BALES SHALL BE PLACED AT THE TOE OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4 INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL. 4. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE. 5. INSPECTION SHALL BE FREQUENT, AND REPAIR AND/OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED TO MAINTAIN EFFECTIVENESS OF INSTALLATION. 6. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE FLOW OR DRAINAGE.

> STRAWBALE SEDIMENT BARRIERS **INSTALLATION NOTES** SECTION B EXCAVATE A 4"X4" TRENCH - SUPPORT NET ALONG THE LOWER PERIMETER OF THE SITE. UNROLL A SECTION AT A TIME AND POSITION THE - FILTER FABRIC SECTION A POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE → FLOW AWAY FROM DIRECTION OF FLOW). /— BACKFILL DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM. 4. LAY THE TOE-IN FLAP OF SECTION A FABRIC ONTO THE UNDISTURBED BOTTOM OF

NOTE:
ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WESTCHESTER COUNTY PUBLICATION BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION RELATED ACTIVITIES, LATEST EDITION.

SILT FENCE N.T.S.

THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN

INTERCEPT TRENCH.

ASSOCIATES

Rui F. Arraiano & Associates, LLC

1 CENTRAL AVENUE, SUITE 314, TARRYTOWN, NY 10591 PHONE: 914.332.9008

REV.	DATE	COMMENT
NEV.	DATE	COMMENT
1	06-03-22	REV. LAYOUT
2	12-05-22	AHRB/ PB

PROJECT #:

DATE: JUNE 1, 2022 SCALE: AS NOTED DRAWN BY: RFA, DFA



DRAWING:

GRANT AVENUE PER FILED MAP #1078

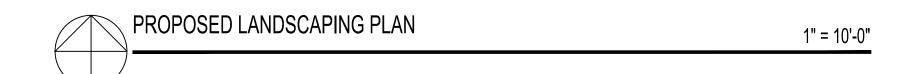
## VIRGINIA AVENUE



	Stockade	2 Story Wood Deck	Wood Step	
Frame	Cor.Fence West 1.29	Gate  BT  DWELLING	West 0.87	Frame Residence
	Stone Wall	N 6°35′50″E	Edge of Walk West 0.88' West 0.88' Concrete Retaining Wall	Concrete Wood Porch
	37	OT TB OT TB OT TB OT COUCLETE Walk		C (43)
		Concrete Curb	Concrete Curb	=

ASHFORD AVENUE

Edge of Asphalt









			PLANTING LEGEND			
SYM.	KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE	COMMENTS
	ТО	THUJA OCCIDENTALIS	'AMERICAN PILLAR" ARBORVITAE	20	3-4 FT.	
*	ВD	BUDDLEIA DAVIDII "MAUVE"	BUTTERFLY BUSH	2	4 FT.	
Õ	вт	BERBERIS THUNBERGII ATROPURPUREA	JAPANESE BARBERRY	2	4 FT.	



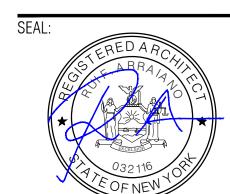
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JUNE 1, 2022 AS NOTED DRAWN BY: RFA, DFA



LEGEND:

SYMBOL

\_\_\_\_\_

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\_\_\_\_\_

DESCRIPTION

EXISTING GARG=AGE TO BE REBUILT AS HABITABLE SPACE

INDICATES REQUIRED SETBACK

INDICATES LINE OF SILT FENCE

INDICATES LINE OF HAY BALES

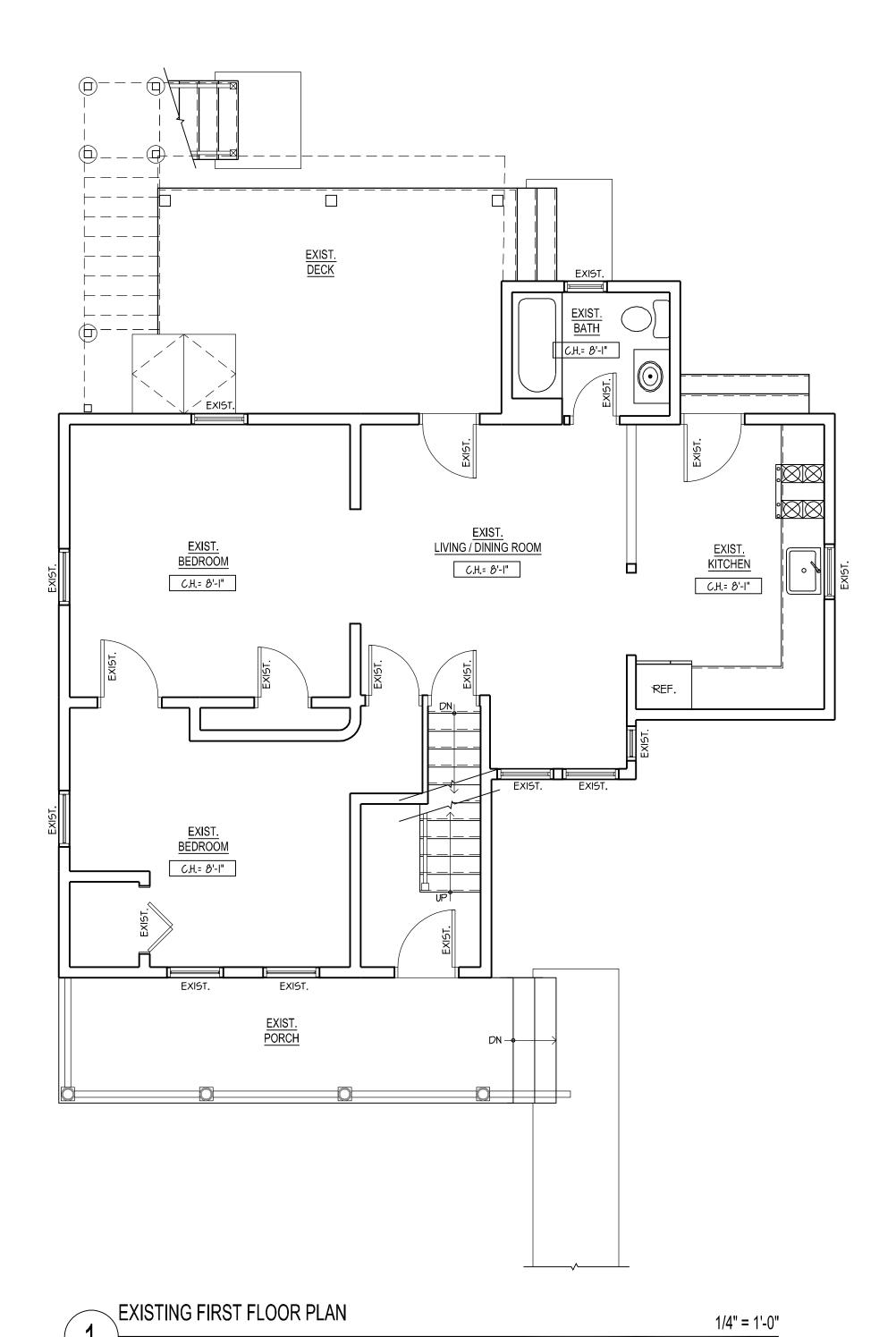
UNDERGROUND PVC PIPE CONNECTED TO DRYWELLS, SEE PLANS FOR SIZES

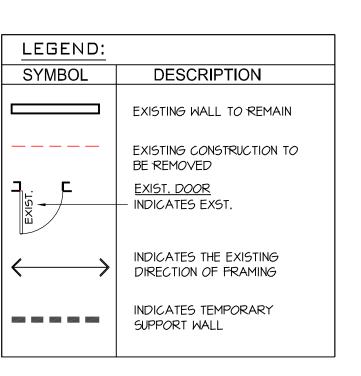
NEW DRYWELL LOCATIONS

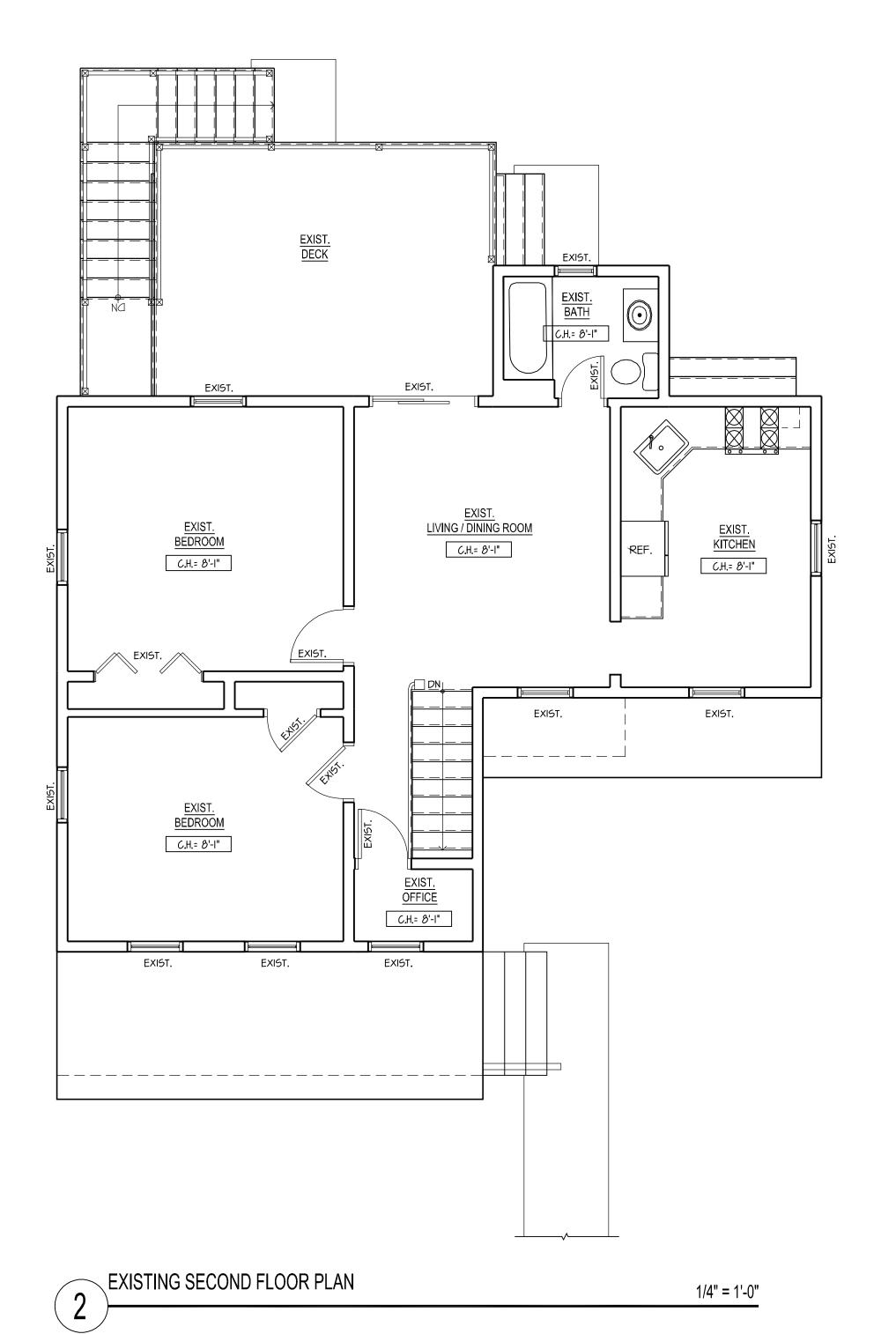
NEW CONSTRUCTION

PROPERTY LINE

GENERAL SITE INFO









Rui F. Arraiano & Associates, LLC

1 CENTRAL AVENUE, SUITE 314, TARRYTOWN, NY 10591 PHONE: 914.332.9008

VIOLATION OF THE LAW FOR ANY DN, UNLESS ACTING UNDER THE DN OF A LICENSED ARCHITECT, TO AN ITEM IN ANY WAY. IF AN ITEM G THE SEAL OF AN ARCHITECT IS , THE ALTERING ARCHITECT SHALL TO THIS ITEM THE SEAL AND THE ATURE AND THE DATE OF SUCH

DATE	COMMENT
06-03-22	REV. LAYOUT
12-05-22	AHRB/ PB
	06-03-22

ADDITION AND INTERIOR

ALTERATIONS
FISHOV RESIDENCE
143 ASHFORD AVENUE

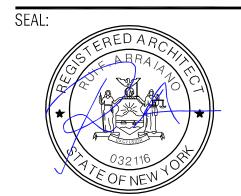
PROJECT #: 21027

DATE: JUNE 1, 2022

SCALE: AS NOTED

DRAWN BY: RFA, DFA

SEAL:



DRAWING:

EC-1





EXISTING FRONT ELEVATION

1/4" = 1'-0"

2 EXISTING REAR ELEVATION

1/4" = 1'-0"



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E: 914.332.9008

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REV.	DATE	COMMENT
1	06-03-22	REV. LAYOUT
2	12-05-22	AHRB/ PB

PROJECT INFO:

ADDITION AND INTERIOR

ALTERATIONS
FISHOV RESIDENCE
143 ASHFORD AVENUE
DOBBS FERRY, NEW YORK 10522

EXISTING EXTERIOR ELEVATIONS

PROJECT #: 21027

DATE: JUNE 1, 2022

SCALE: AS NOTED

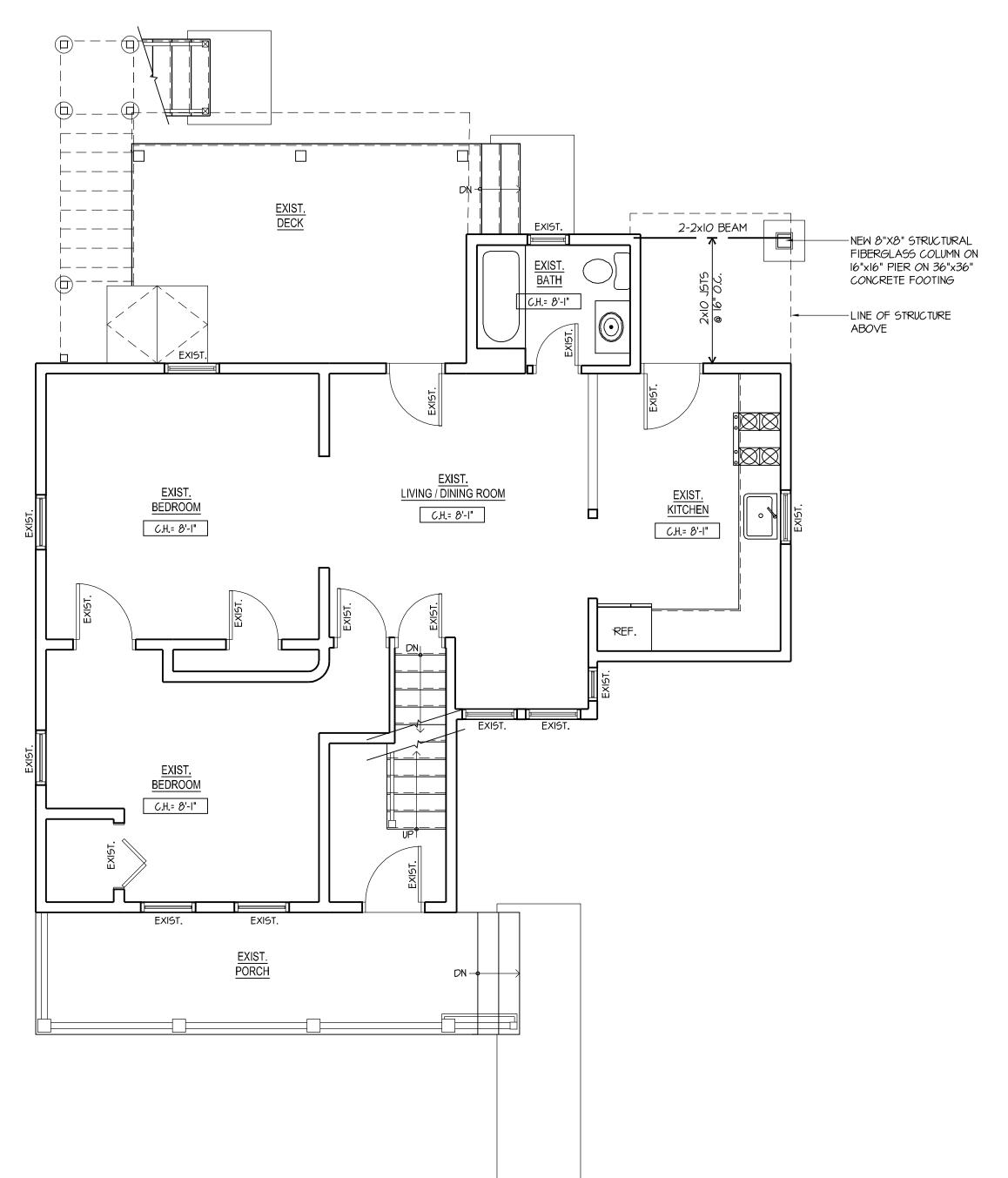
DRAWN BY: RFA, DFA

SEAL:



DRAWING:

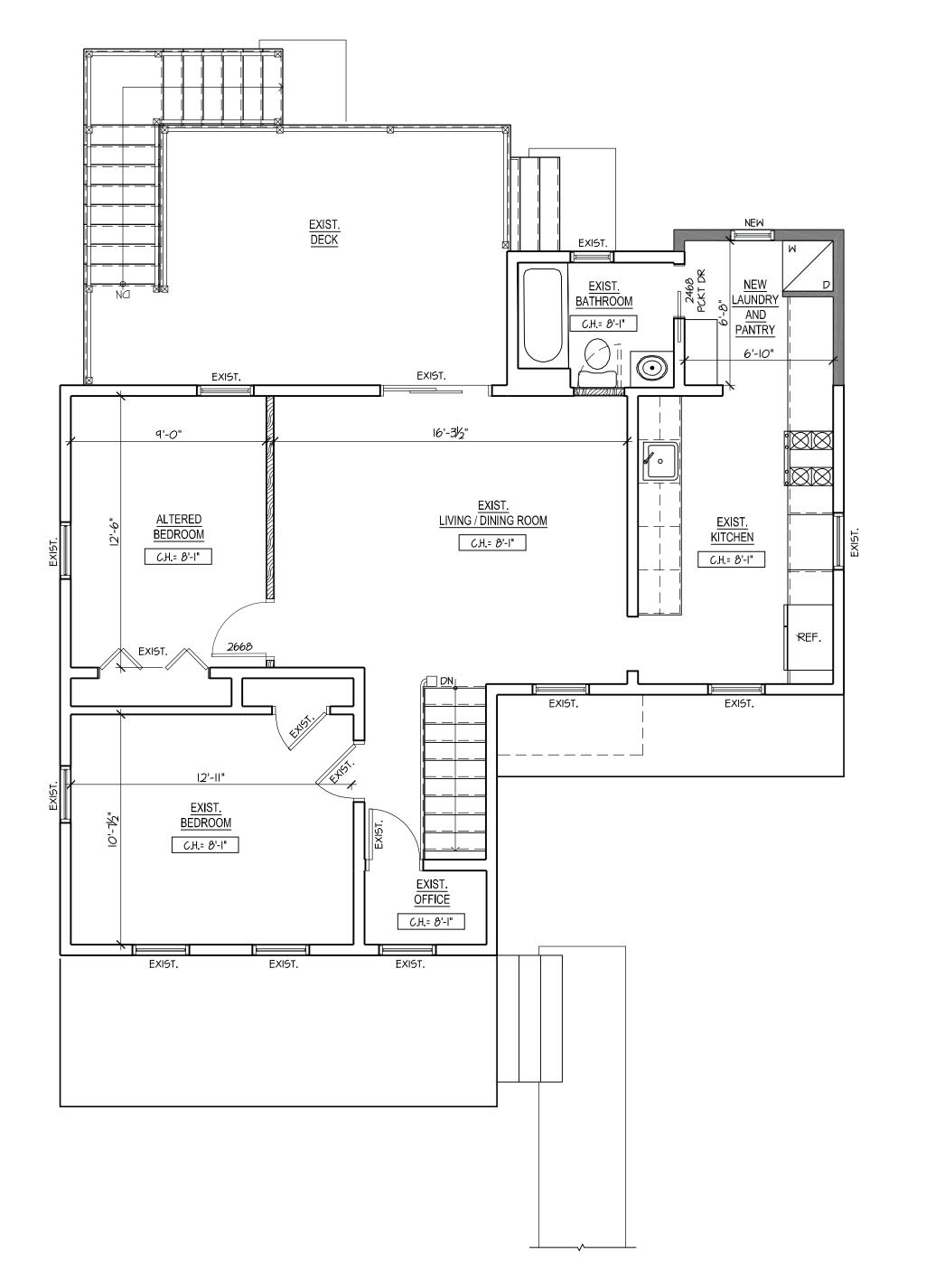
EC-2



1/4" = 1'-0"

PROPOSED FIRST FLOOR PLAN

SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
2016(1/1/2016(1/1/2016)	NEW 2X4 WOOD STUDS @16" O.C. W/ 1/2" GYP. BD. EACH SIDE
	NEW 2X6 WOOD STUDS @16" O.C. W/R-20 BATT INSULATION & 1/2" GYP. BD. ROOM SIDE
	NEW IO" CONCRETE MASONRY UNIT (CMU) FOUNDATION WALL
A	NEW WINDOW  INDICATES WINDOW TYPE SEE WINDOW SCHEDULE
7 C	<u>NEW DOOR</u> — INDICATES DOOR SIZE
<b>←</b> →	INDICATES DIRECTION OF FRAMING OR ASSUMED DIRECTION OF FRAMING (IN EXISTING NON VISABLE AREAS)
	INDICATES BEAM OR GIRDER SEE PLANS FOR SIZES



PROPOSED SECOND FLOOR PLAN 1/4" = 1'-0"



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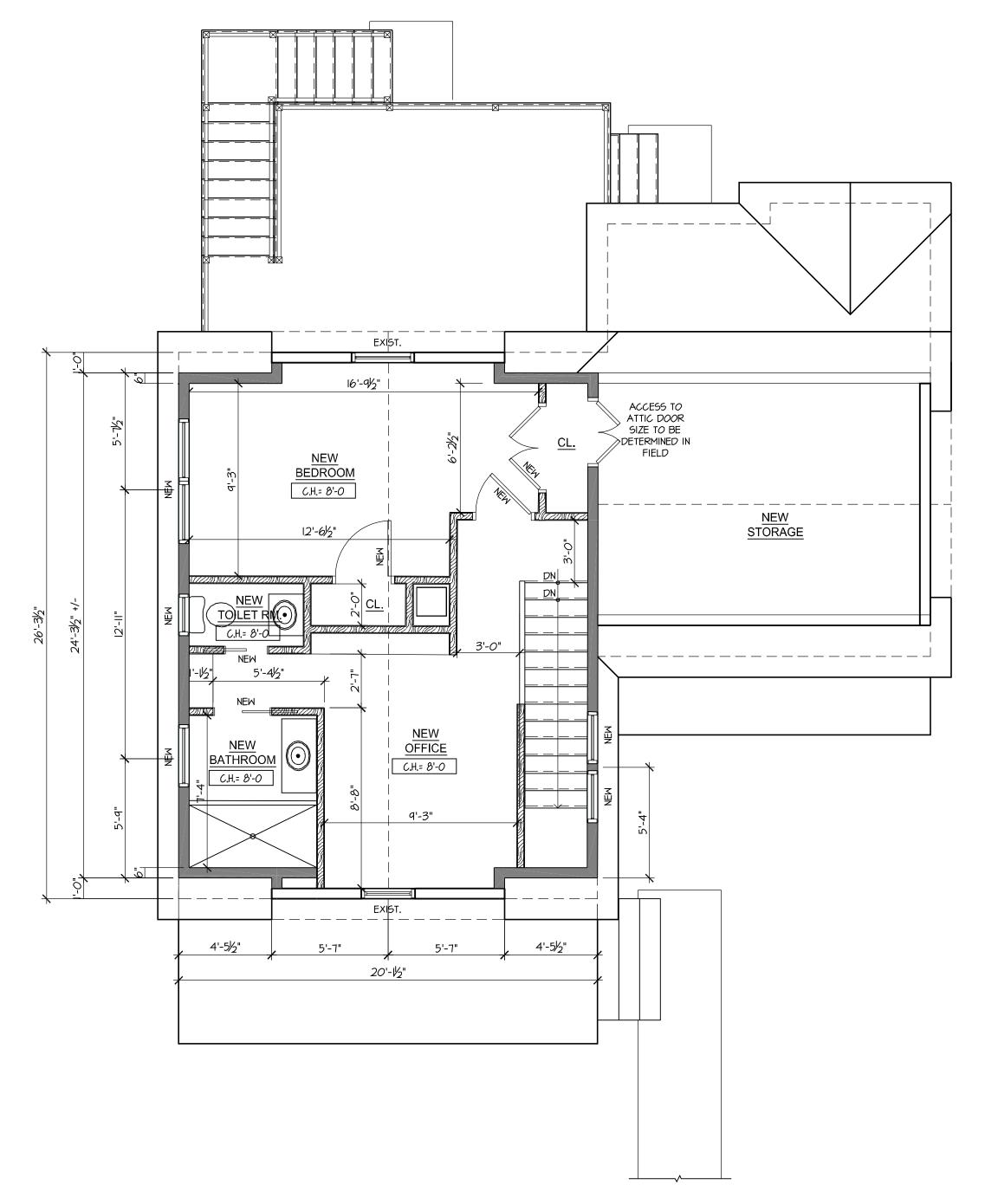
DATE	COMMENT
06-03-22	REV. LAYOUT
12-05-22	AHRB/ PB
	06-03-22

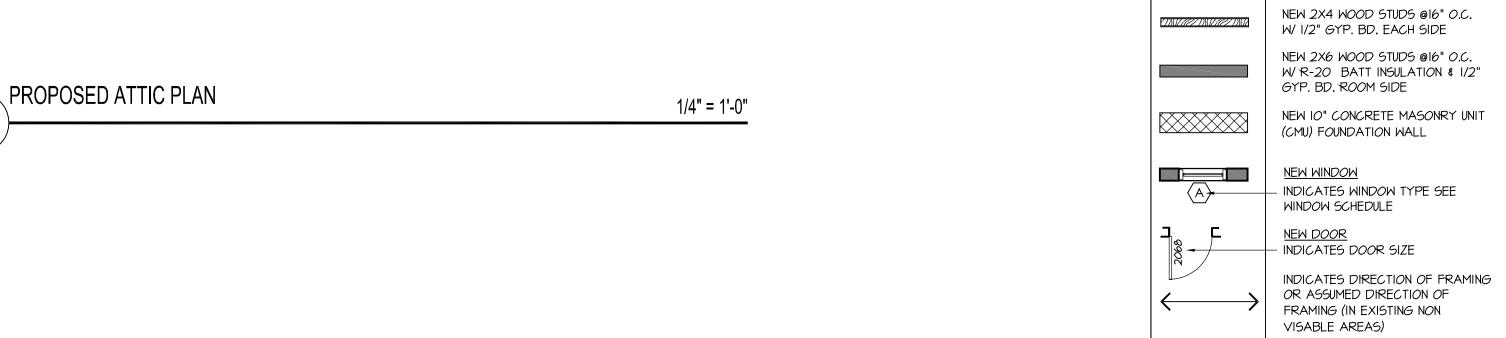
PROJECT #: DATE:

JUNE 1, 2022 SCALE: AS NOTED DRAWN BY: RFA, DFA

SEAL:

DRAWING:





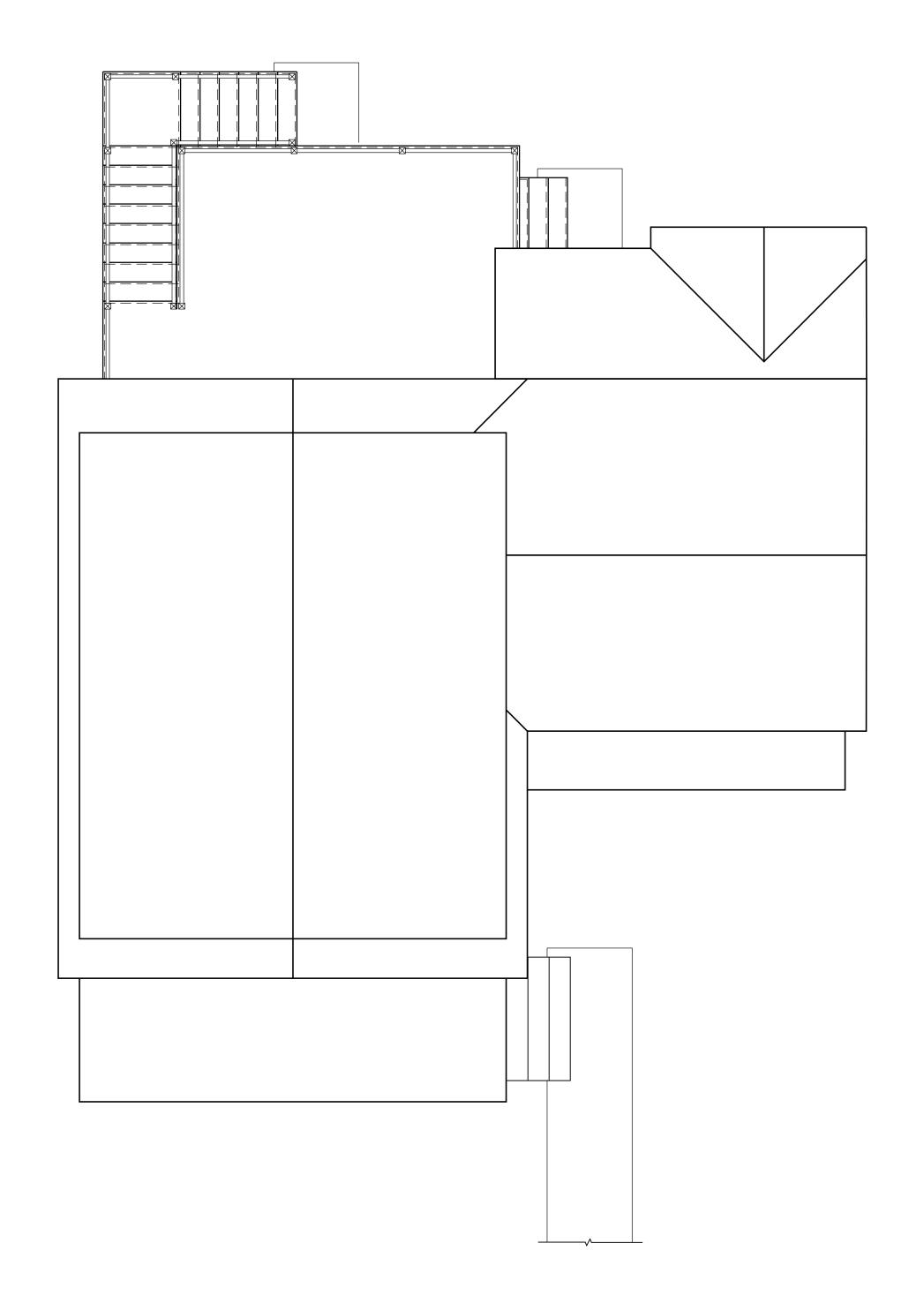
CONSTRUCTION LEGEND:

SYMBOL DESCRIPTION

EXISTING WALL TO REMAIN

INDICATES BEAM OR GIRDER SEE

PLANS FOR SIZES



PROPOSED ROOF PLAN

1/4" = 1'-0"



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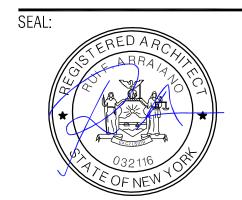
REV.	DATE	COMMENT
1	06-03-22	REV. LAYOUT
2	12-05-22	AHRB/ PB

TON AND INTERIOR
ALTERATIONS
ISHOV RESIDENCE

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SHEET TITLE:

PROJECT #:
DATE:
SCALE:
DRAWN BY:



21027

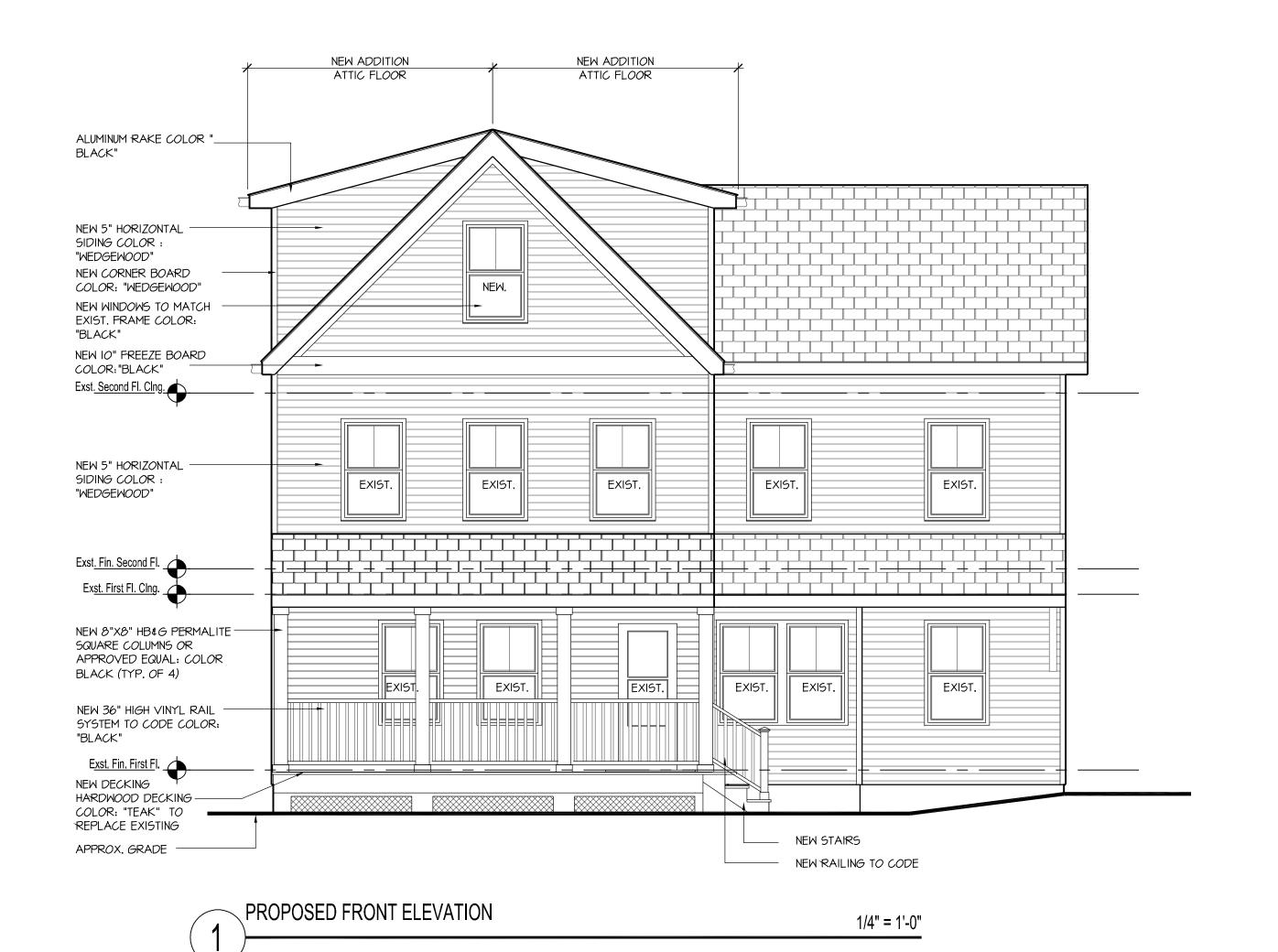
JUNE 1, 2022

AS NOTED

RFA, DFA

DRAWING:

A-2





PROPOSED REAR ELEVATION

RFA&
ASSOCIATES
LLC

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PROJECT INFO:

ADDITION AND INTERIOR

ALTERATIONS
FISHOV RESIDENCE
143 ASHFORD AVENUE
DOBBS FERRY, NEW YORK 10522

PROJECT #:

DATE:

SCALE:

DRAWN BY:

1/4" = 1'-0"

Proposed exterior elevations

21027 JUNE 1, 2022 AS NOTED RFA, DFA

SEAL:

SEAL:

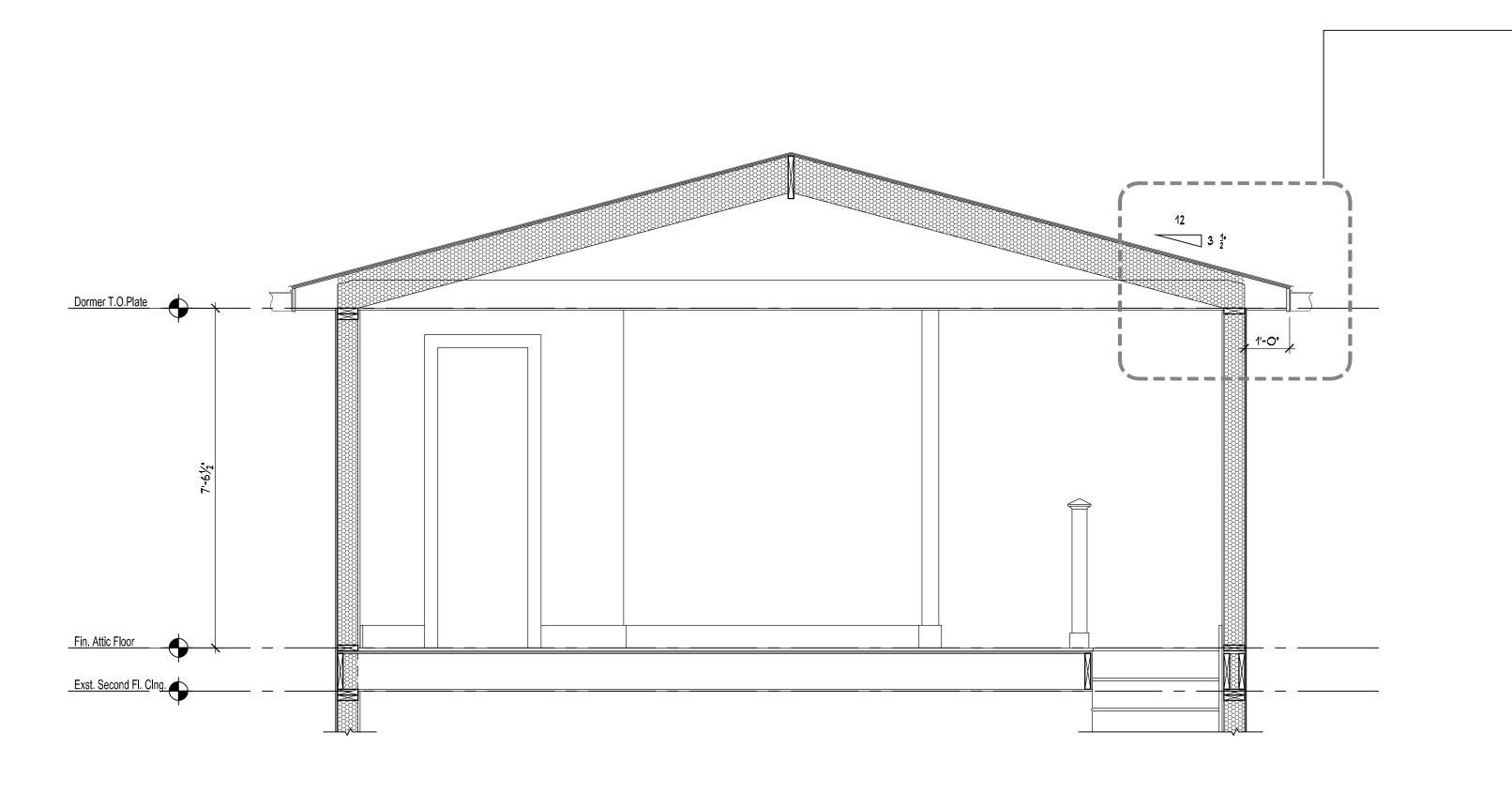
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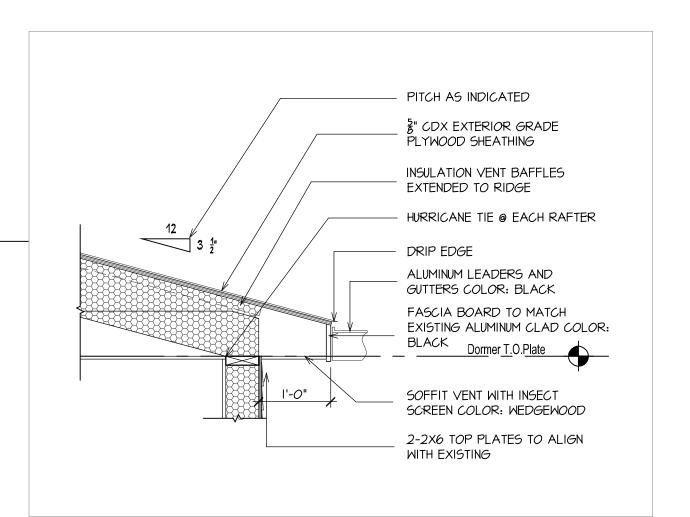
O32116

OF NEW 1000

DRAWING:

A-3





BUILDING SECTION THRU DORMER

1/4" = 1'-0'



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ADDITION AND INTERIOR

ALTERATIONS
FISHOV RESIDENCE
143 ASHFORD AVENUE
DORRS FERRY NEW YORK 10522

PROJECT #: 21027

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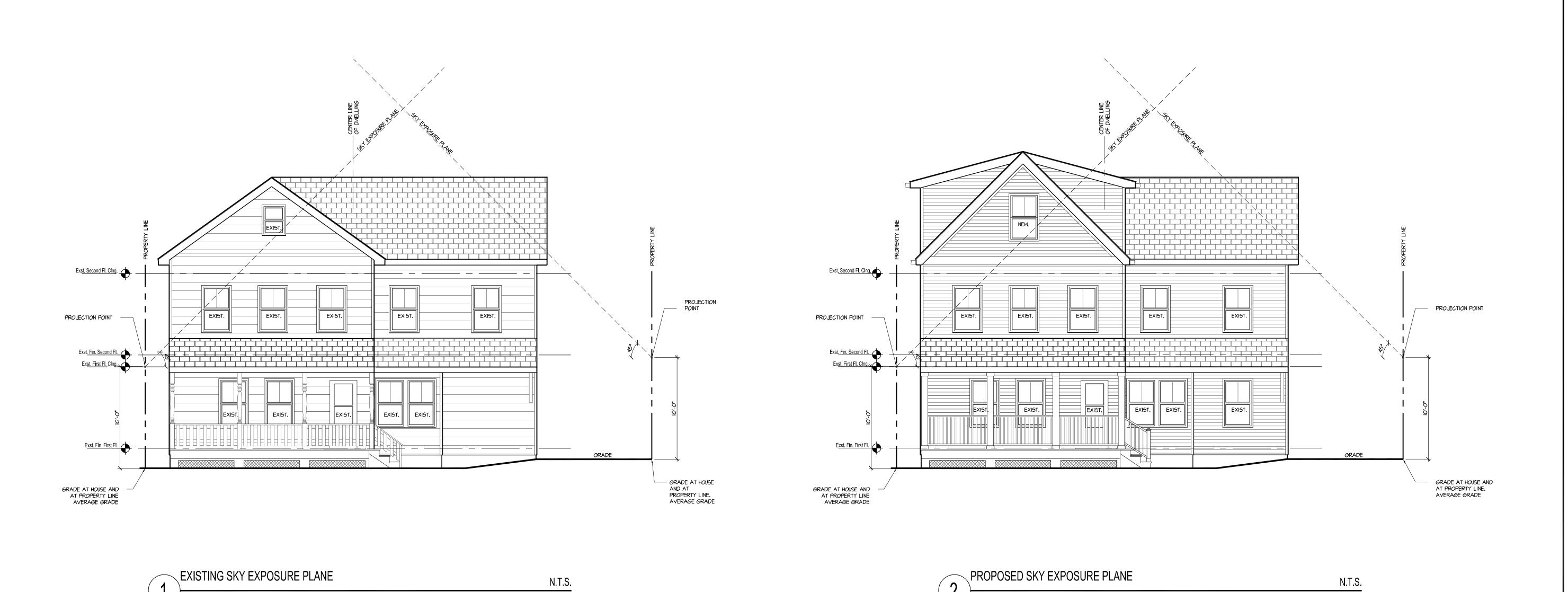
SEAL:

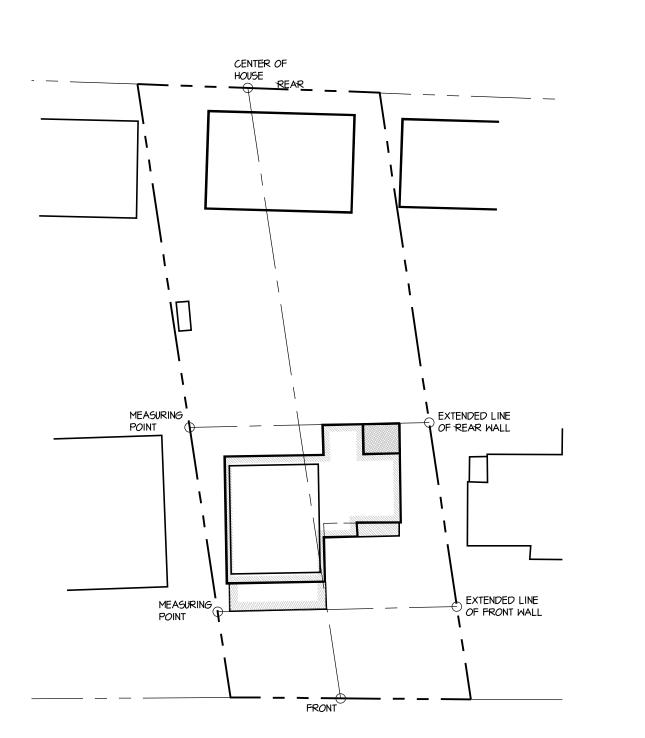
SEAL:

OBJECT

DRAWING

A-4





SITE PLAN DIAGRAM N.T.S.



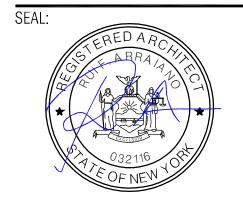
Rui F. Arraiano & Associates, LLC

1 CENTRAL AVENUE, SUITE 314, TARRYTOWN, NY 10591 PHONE: 914.332.9008

REV.	DATE	COMMENT
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2	12-05-22	AHRB/ PB

PROJECT #: DATE: SCALE:

21027 JUNE 1, 2022 AS NOTED DRAWN BY: RFA, DFA



DRAWING:

SE-1

# FISHOV RESIDENCE NEIGHBORHOOD PHOTO STUDY



(7) 128 ASHFORD AVENUE



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REV.	DATE	COMMENT
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OJECT INFO:

PROJECT #:
DATE:
SCALE:

#: 21027 JUNE 1, 2022 AS NOTED Y: RFA, DFA



DRAWING

NS-1