



PROJECT TITLE

130 Ogden Ave

OWNER

Valentin Peralta
130 Ogden Ave
Dobbs Ferry NY 10522

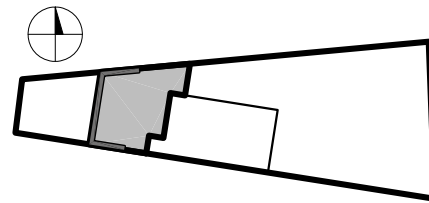
ARCHITECT

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SEAL



KEY PLAN



VERSION	ISSUE NAME	DATE
V1	PLANNING	7/13/2022

DATE

PROJECT NO.

SCALE

SHEET TITLE

GENERAL NOTES
& DETAILS

SHEET NO.

G-01

GENERAL

ADDRESS:	SBL	ZONE	USE
130 Ogden Ave Dobbs Ferry, NY 10522	S.3.140 B:128 L:12	OF-4	RESIDENTIAL

BUILDING DIMENSIONS

	EXISTING	PROPOSED	MIN ALLOWABLE
LOT AREA	5,352 SF	5,352 SF	10,000 SF
LOT WIDTH	55'-19"	55'-19"	100'
LOT DEPTH:	149'-143'	149'-143'	100'
BUILDING COVERAGE (%)	16%	16%	22% (MAX)
IMPERVIOUS COVERAGE (%)	30%	40%	40% (MAX)
FRONT YARD SETBACK	59'-2"	59'-2"	25'
REAR YARD SETBACK	46'-5"	46'-5"	12'
SIDE YARD SETBACK EACH	10'	10'	12'
SIDE YARD SETBACK BOTH	10'	10'	30'

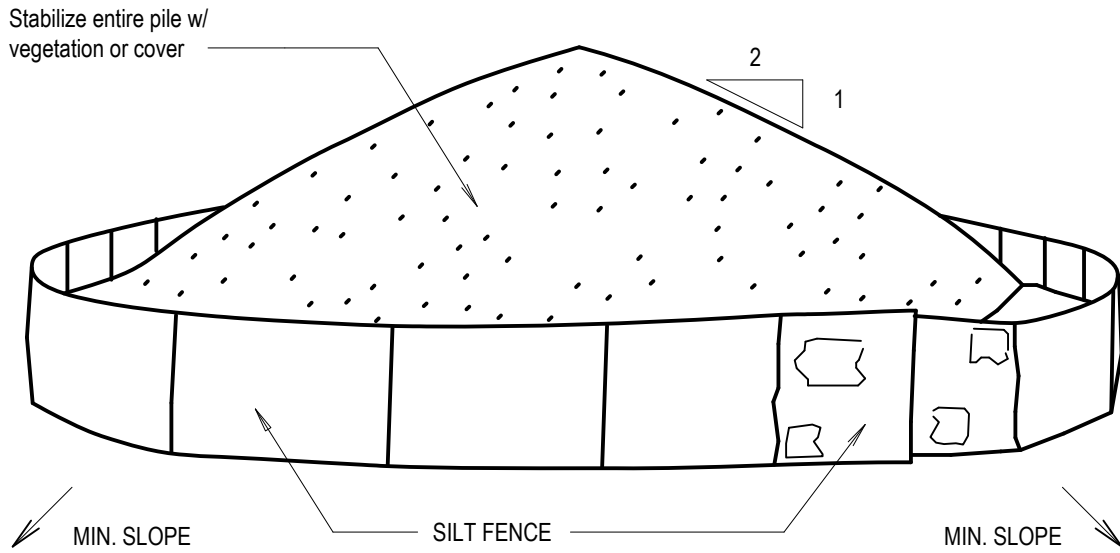
PROJECT SUMMARY

ADDRESS:	130 OGDEN AVE, DOBBS FERRY NY 10522
COUNTY:	WESTCHESTER
SBL:	3.140 128 12
LOT AREA:	5,352
ZONING:	OF-4
REQUIRED PERMITS:	BUILDING PERMIT
REQUIRED INSPECTIONS:	STORMWATER
APPLICABLE CODES:	NYS RESIDENTIAL CODE

GENERAL SITE WORK NOTES

- The architect shall not be responsible for the supervision of the construction.
- No changes shall be made to these plans except as per NYS law chapter 887.
- All work and materials shall comply with all applicable codes, including but not limited to ACI, AISC, IBC, NYS Building Codes, Zoning and any local laws and ordinances.
- All conditions, locations and dimensions shall be field verified and the architect shall be notified immediately of any discrepancies.
- All changes made to the plans shall be approved by the architect and any such changes shall be filed as amendments to the original building permit.
- The contractor shall supervise and direct the work using his best skill and attention. They shall be solely responsible for all construction means, methods, techniques, sequences and procedures. They shall be responsible for coordinating all portions of the work under the contract.
- The contractor shall be responsible to the owner for the acts and omissions of his employees, subcontractors and their agents and employees, and other persons performing any of the work under a contract written or otherwise with the contractor.
- Safety during construction shall be the responsibility of the contractor and shall conform to all local, state and federal agencies in effect during the period of construction.
- The contractor and his subcontractors shall make application to receive all necessary permits to perform the work under contract. The contractor and his subcontractors shall be licensed to do all work as required by the local, county, state and federal agencies which may have jurisdiction over those trades. The owner shall be presented with copies of all licenses and insurance certificates.
- Final grading around the building area shall slope away from the structures.
- All written dimensions on the drawing shall take precedence over any scaled dimensions.
- Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities.
- The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining building should be protected. The notification shall be delivered no less than 10 days prior to the scheduled starting date of the excavation.
- The contractor hired to perform the work shall be endorsed to the name of Brian Hopkins, AIA as additionally insured on all policies and hold harmless documents, and shall stipulate that this insurance is primary, and that any other insurance or self-insurance maintained by Brian Hopkins, AIA.
- The contractor shall notify all utilities 72 hours prior to the start of his operations and shall comply with all the NYS Natural Gas Code and NY 105 Gas safety regulations.
- The contractor shall contact dig safe NY 811 and have all utilities in the area marked out prior to commencement of any hand digging or mechanized excavation.

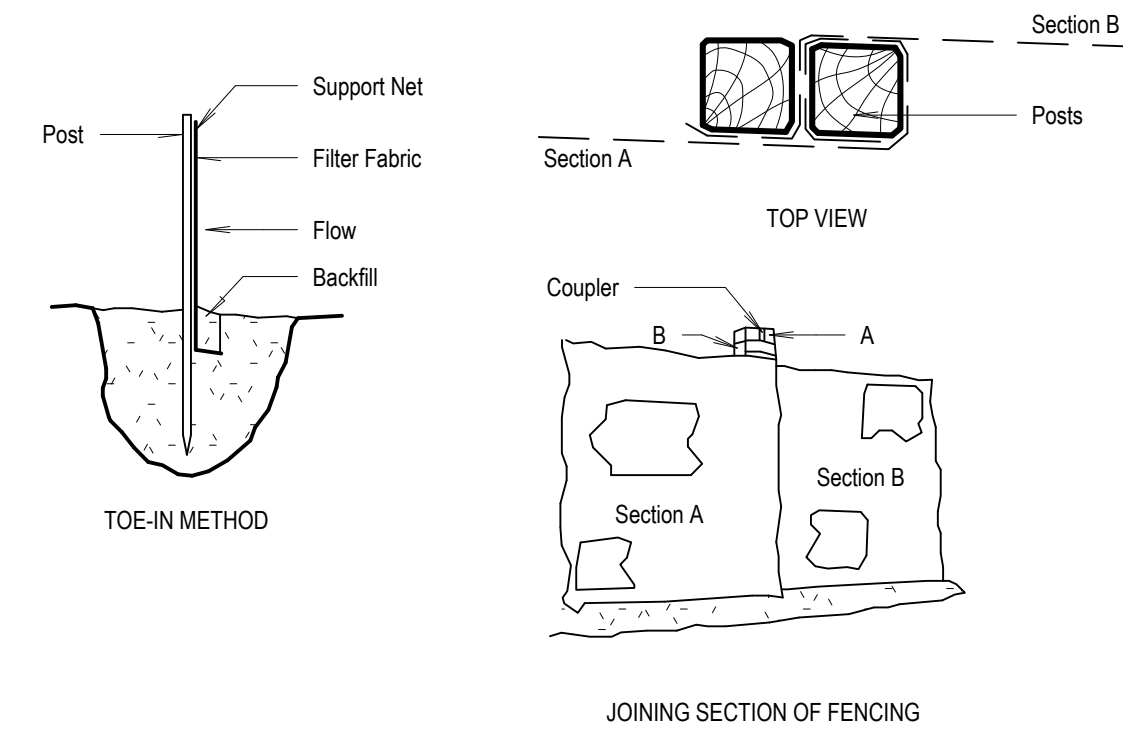
Soil Stockpiling



SOIL STOCKPILING NOTES:

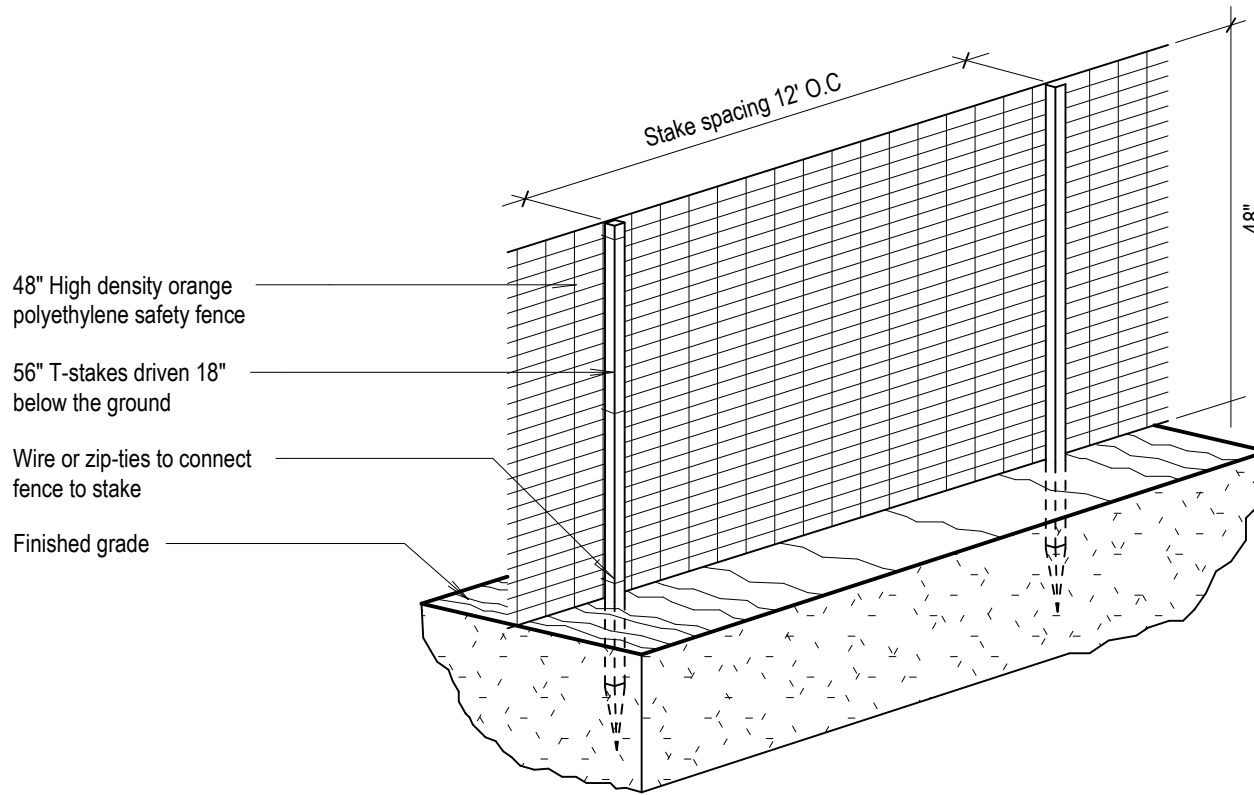
- Areas chosen for stockpiling operations shall be dry and stable.
- Soils or fill to be stockpiled on site during cutting and filling activities should be located on level portions of the site with a minimum of 50-75 foot setback from temporary drainage swales.
- Maximum slope of stockpile shall be 1:2
- Upon completion of soil stockpiling, each pile shall be surrounded with either silt fencing or straw bales, then stabilized with vegetation or covered.
- Stockpiles remaining in place for more than a week should be seeded and mulched, or covered with geotextile fabric surrounded by silt fence.
- See specifications (this manual) for installation of silt fence.

Silt Fence

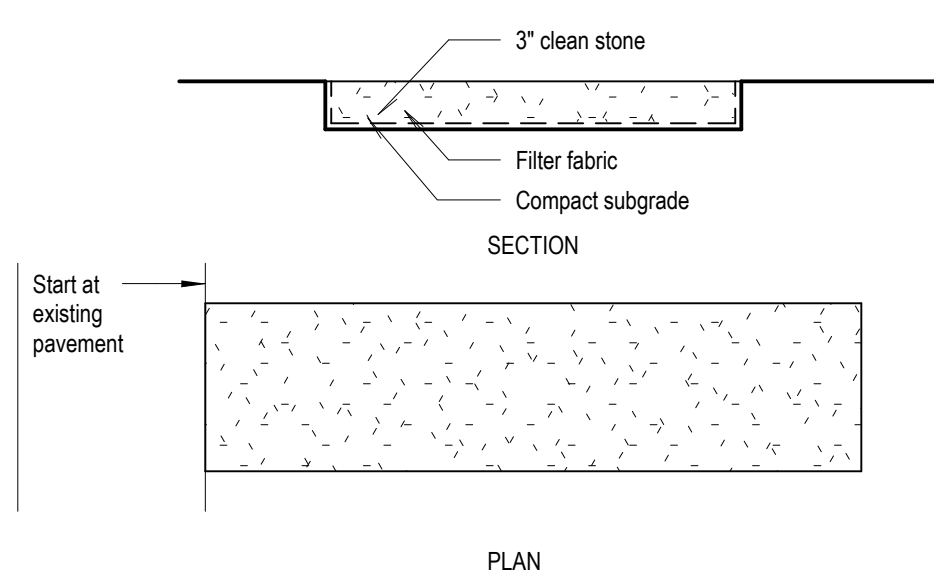


Silt Fence Installation Notes:

- Excavate a 4x4" Trench along the lower perimeter of the site.
- Unroll a section at a time and position the posts against the back (downstream) wall of the trench, net side away from the direction of flow.
- Drive the posts into the ground until the netting is approximately 2" from the trench bottom.
- Lay the toe-in flab of fabric onto the undisturbed bottom of the trench. Backfill the trench and tamp the soil.
- Steeper slopes require and intercept trench.
- Join sections as shown above.



Stabilized Construction Entrance



Stabilized Construction Entrance:

Entry size will vary depending on site conditions and scope, where no driveway is present, entry should be at minimum a suitable scale for pedestrian walkway, 3' x 6'.

- Stone size – use 3" stone or reclaimed or recycled concrete equivalent. 1" suitable for walkway.
- Length – as required, but no less than 50' (except on a single residence lot where a 30' minimum length would suffice)
- Thickness – No less than 6"
- Width – 25' minimum but no less than the full width at points where ingress and egress would occur.
- Filter Cloth – Will be placed over the entire area prior to placing of stone. Filter cloth will not be required on a single family residence lot.
- Surface water – All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical a mound berm with 5:1 slopes will be permitted.
- Maintenance – The entrance shall be maintained in a condition which will avoid the tracking or flowing of sediment onto the public right of way. This may require top dressing with additional stone as conditions demand and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right of way must be moved immediately.
- Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public right of way. When washing is required, it shall be done on an area stabilized with stone, and which drains into an approved sediment trapping device.
- Periodic inspection and maintenance shall be provided after each rain as required.

INSTALLATION & MAINTENANCE OF EROSION CONTROL NOTES:

Construction Schedule:
Notify appropriate municipal agencies having jurisdiction over the project at least 5 days prior to starting work.

Erosion & Sedimentation Control:
Shall be in general conformance with NYSDEC "New York Standards and Specifications for Erosion and Sediment Control"

- Silt fence placed along limits of disturbance.
- Dust control, wetting of surfaces to prevent blowing of dust and roadway cleaning as appropriate.
- Construction entrances will be stabilized and prevent mud from tracking on roadways from construction vehicles.
- Use of soil stockpiles and straw bales as appropriate.

Erosion Control Measures:

Install all erosion control measures prior to start of construction. Call for inspection from the appropriate municipal agency having jurisdiction at least 2 days prior to finish.

Inspection by Municipality – Maintenance to be performed during all phases of construction. After any rain causing runoff, contractor shall inspect hay bales, fences etc. and remove any excessive sediment and inspect stockpiles and correct any problems with seed establishment. Inspections shall be documented in writing and submitted to the appropriate municipal agency having jurisdiction.

Inspection by Municipality – Final Grading

Remove unneeded substrate from the site. Call for inspections from the appropriate municipal agency having jurisdiction at least 2 days prior to finishing work.

Inspection by Municipality – Landscaping

Signal topsoil evenly over areas to be seeded. Hand rake level. Broadcast 1.25 lbs bag of Jonathan Green "Fastgrow" mix or equivalent over area to be seeded. Apply straw mulch and water within 2 days of completion of top soiling. Call for inspection from the appropriate municipal agency having jurisdiction at least 2 days prior to finish.

Inspection by Municipality – Final Landscaping

Cross should be established. Call for inspection from the appropriate municipal agency having jurisdiction at least 2 days prior to finish.

Inspection by Municipality – Final Inspection

All erosion control measures removed and grass established. Call for inspection from the appropriate municipal agency having jurisdiction at least 2 days prior to finish.

RECHARGER 330XL NOTES

- Recharger 330 XL by Cullec, Inc. of Brookfield, CT.
- Storage provided = 11.32 CFRT (1.05 m³/m³) per design unit.
- Attached details for general reference only. Refer to Cullec, Inc.'s current recommended installation guidelines prior to commencement of installation.
- Layout to be inspected by architect prior to backfilling.
- The chamber will be designed to withstand any traffic loads it may encounter when installed, according to Cullec's recommended installation instructions.
- All Recharger 330XL HD Heavy Duty units are marked with a color stripe formed into the part along the length of the chamber.
- All Recharger 330XL HD chambers must be installed in accordance with all applicable local, state and federal regulations.

SHEET LIST

SHEET NUMBER	SHEET NAME
G-01	GENERAL NOTES & DETAILS
A-10	PLANS & DETAILS



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Dobbs Ferry NY 10522

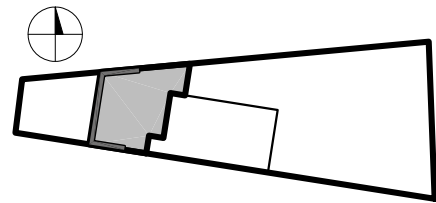
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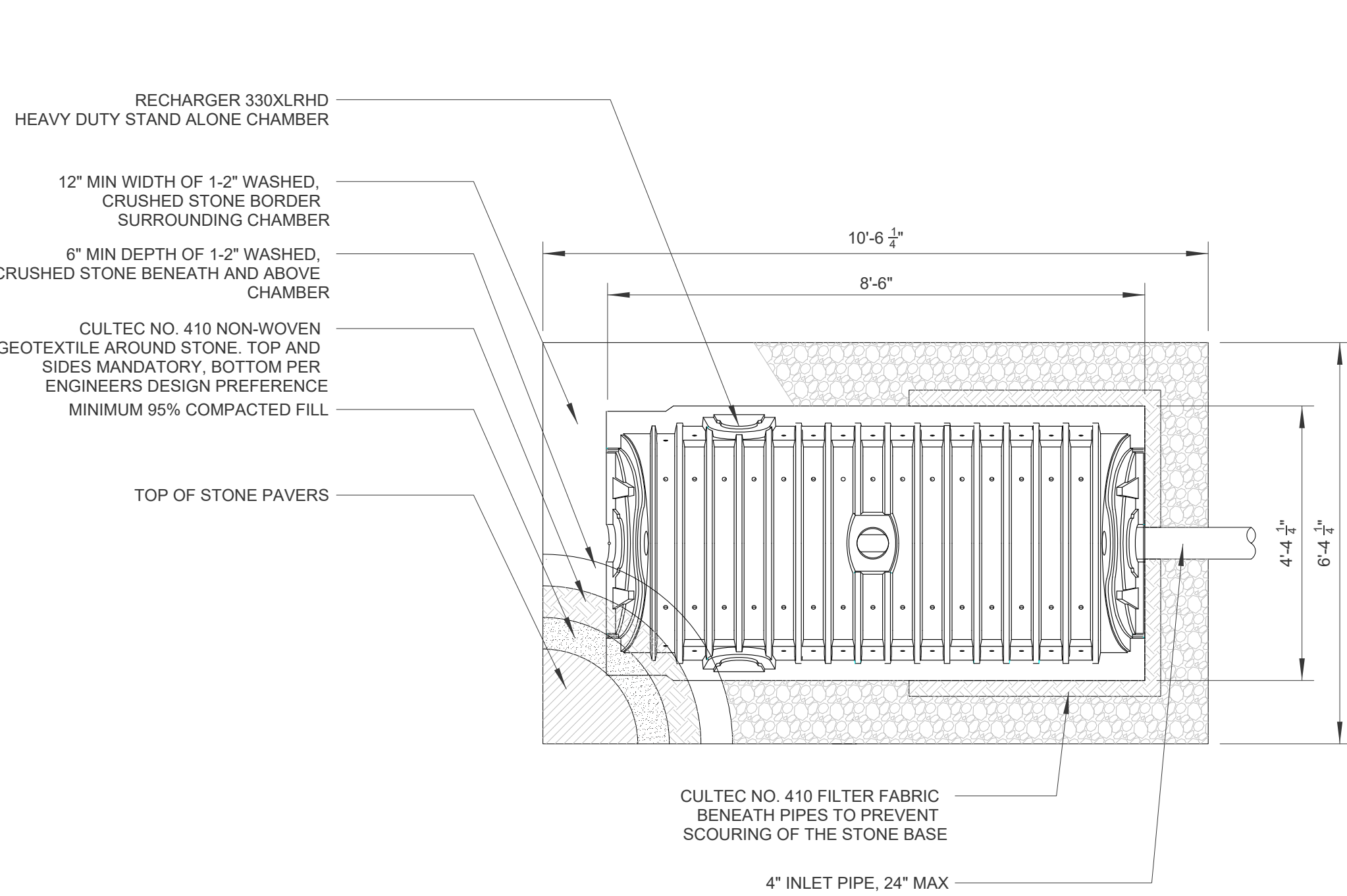
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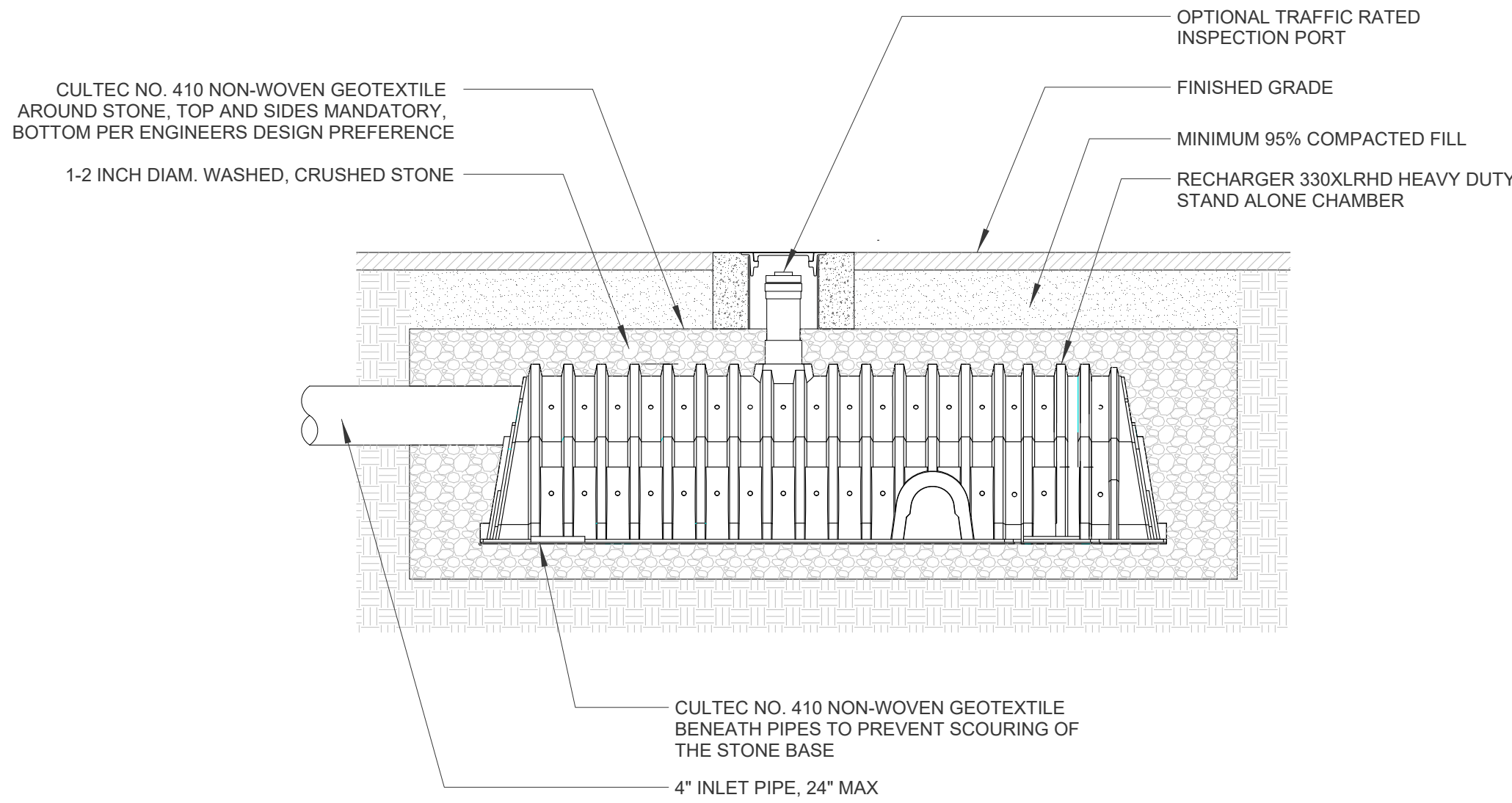
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PLANS

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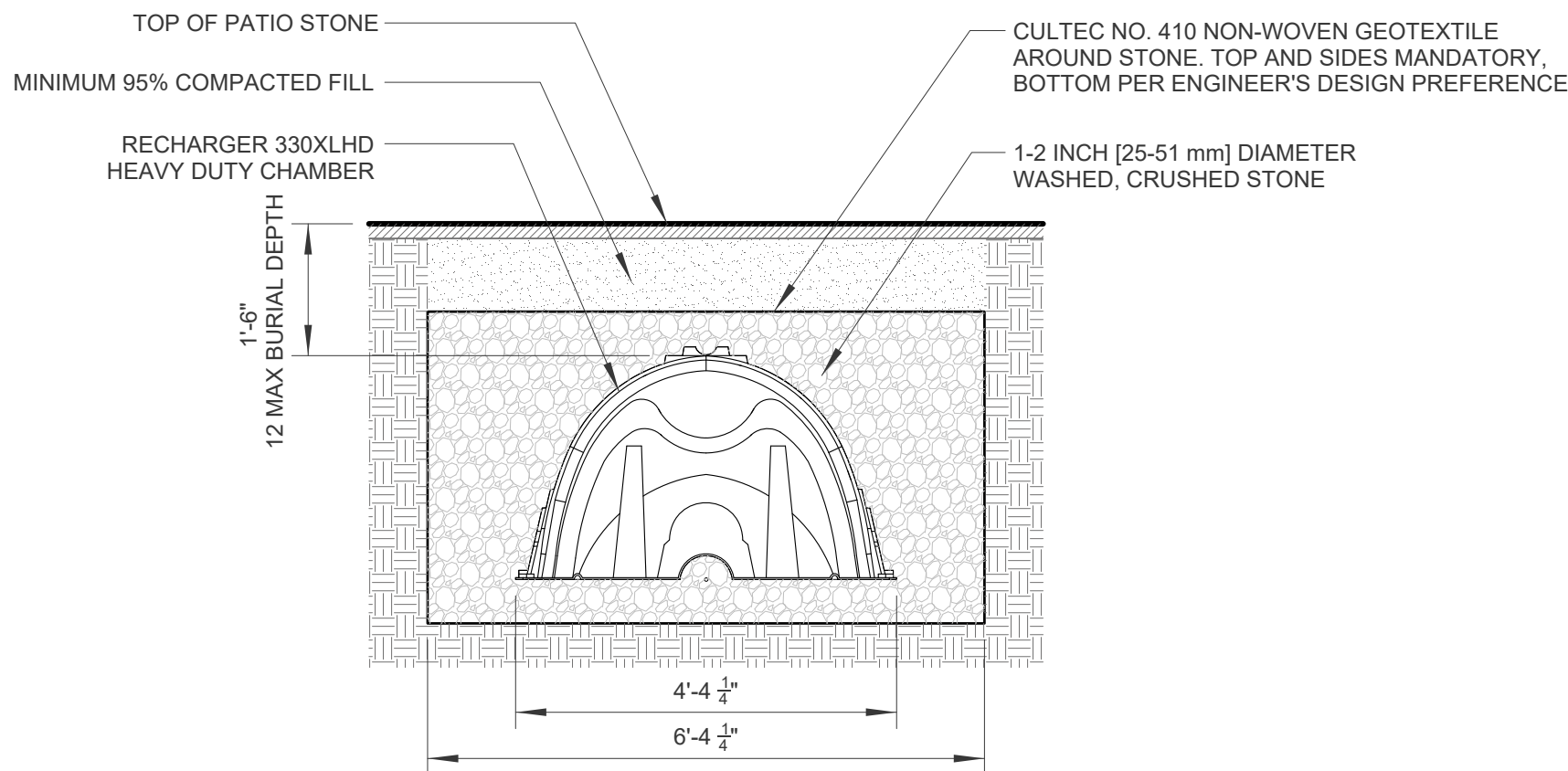
A-10



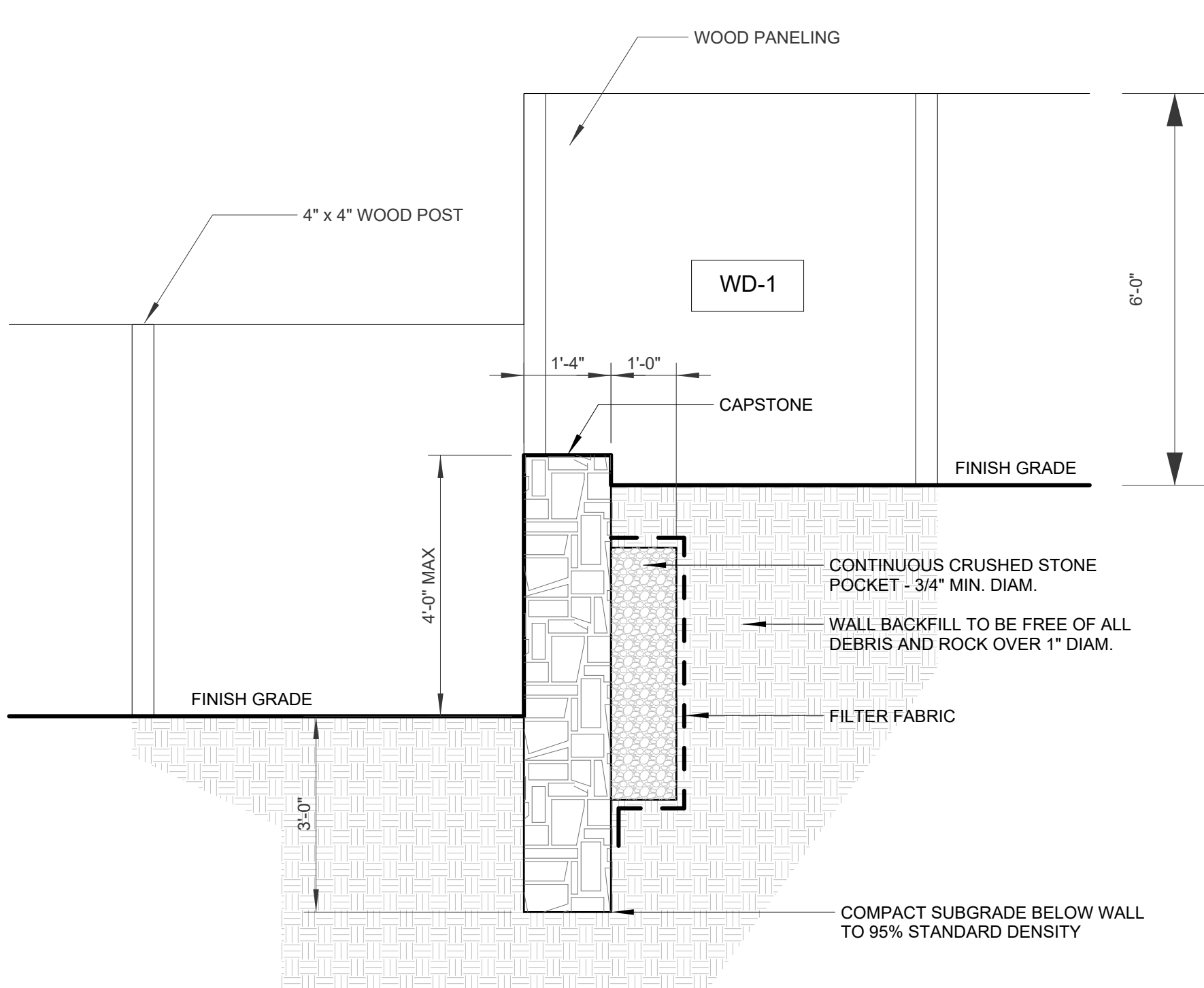
7 PLAN DETAIL - STORMWATER TRANSVERSE
1/2"=1'-0"



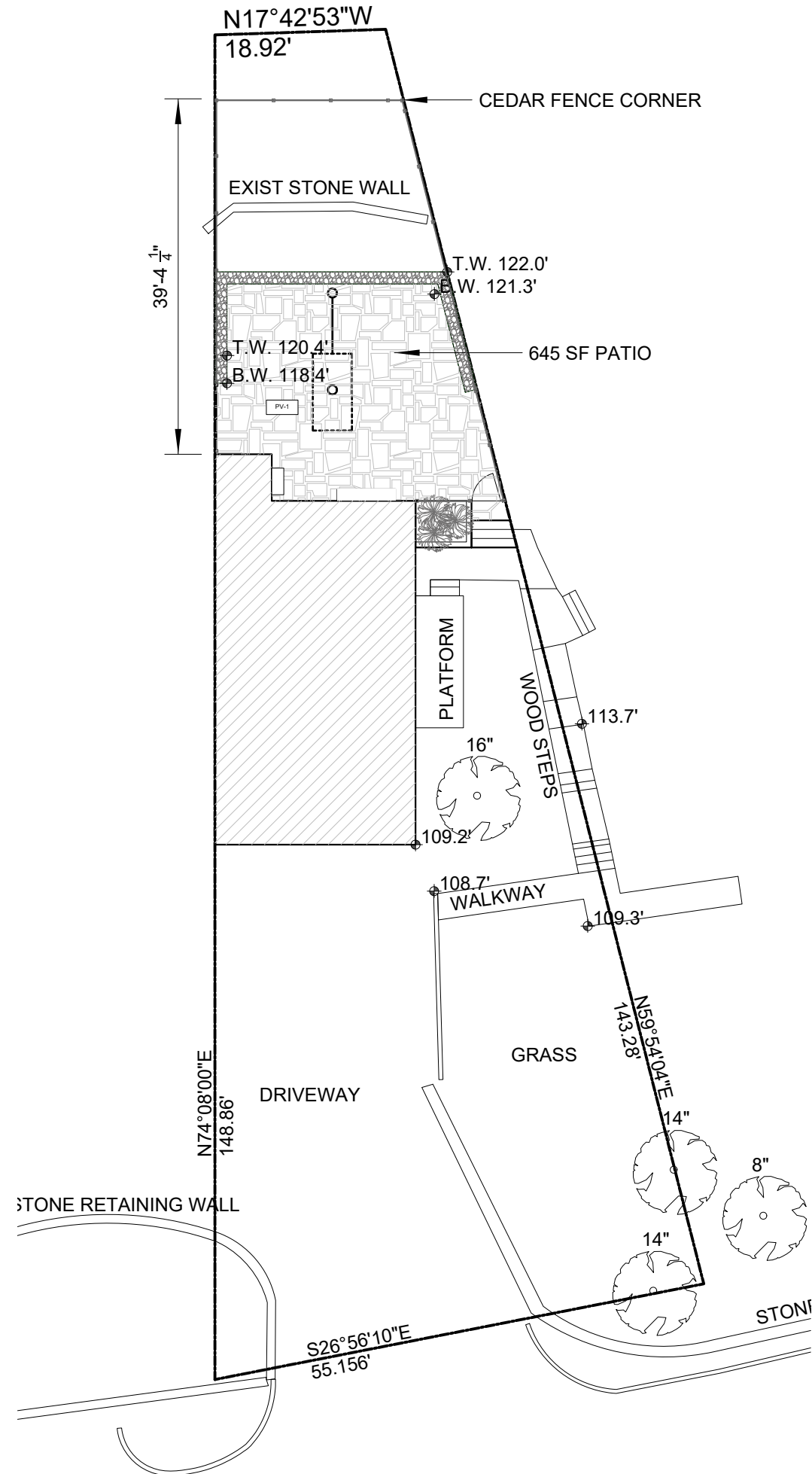
4 SECTION DETAIL - STORMWATER LONG
1/2"=1'-0"



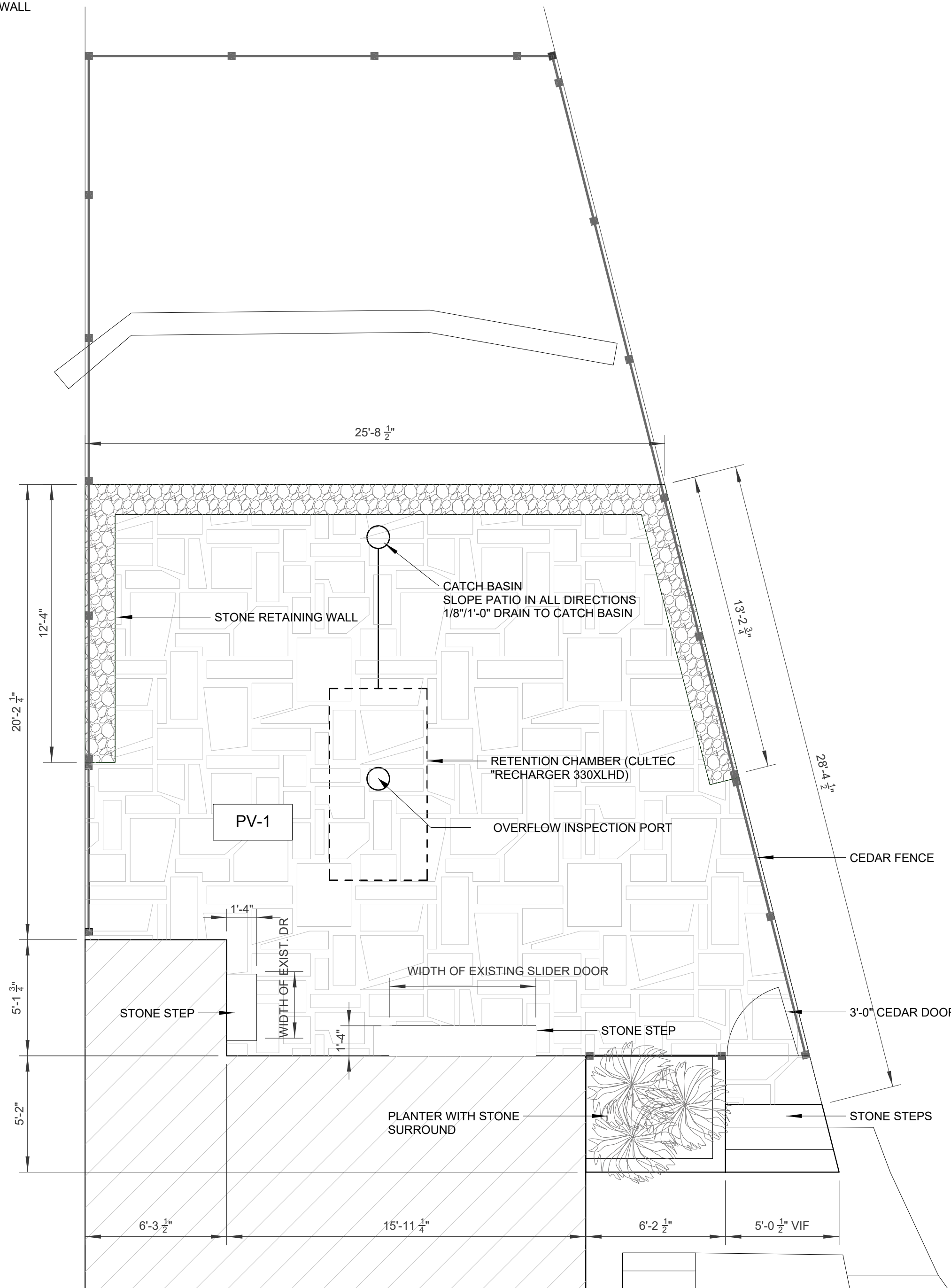
3 SECTION DETAIL - STORMWATER TRANSVERSE
1/2"=1'-0"



6 ELEVATION - WOOD FENCE
1/4"=1'-0"



2 SITE PLAN
1/16"=1'-0"



1 PLAN - PATIO
1/4"=1'-0"