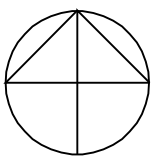


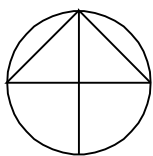
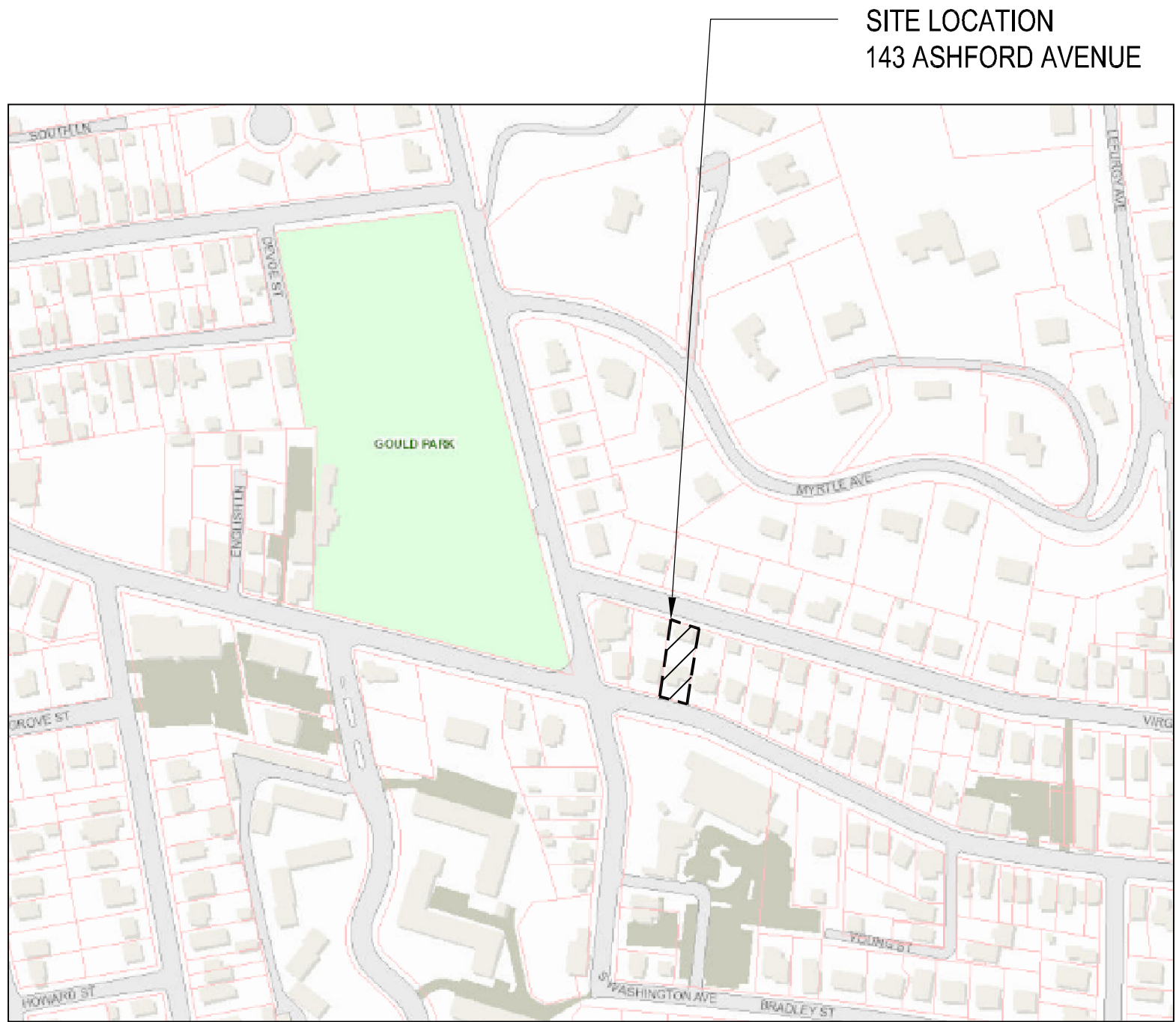
ADDITION AND INTEIOR ALTERATIONS AT:
FISHOV RESIDENCE
143 ASHFORD AVENUE
DOBBS FERRY, NEW YORK 10522



VICINITY MAP

THE INFORMATION ABOVE WAS TAKEN FROM GOOGLE MAPS 2022

N.T.S.



LOCATION MAP

THE INFORMATION ABOVE WAS TAKEN FROM GIS WESTCHESTER MAPS 2022

N.T.S.



STREETSCAPE

N.T.S.

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

Project Information:

Owner / Applicant:.....Margo Fishov
143 Ashford Avenue
Dobbs Ferry, New York 10522
Scope of Work:Additions and Alterations
Project Location:143 Ashford Avenue, Dobbs Ferry, New York 10522
Tax ID:3.090-55-14
Occupancy:Two Family Residential
Construction Type:.....VB- Unprotected Wood Frame

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.

FINISHES SCHEDULE:				
ITEM	MATERIAL	MANUFACTURER	COLOR	DESCRIPTION
COLUMNS	FIBERGLASS	HB4G	BLACK	PERMALITE 8"x 8" SQUARE FLAIN COLUMN W/ BEVELED CAP AND BASE
HORIZONTAL SIDING	VINYL	ROYAL 5" EXPOSURE HORIZ.	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	T4G SOLID WOOD
ROOFING	ASPHALT	GAF TIMBERLINE HDZ	OYSTER GRAY	EXACT COLOR SHALL BE COORDINATED WITH EXISTING ROOF SHINGLES



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REV.	DATE	COMMENT
1	06-03-22	REV. LAYOUT
2	12-05-22	AHRB/ PB
3	01-19-23	AHRB/ PB

TITLE SHEET, VICINITY MAP, FINISHES SCHEDULE AND STREETSCAPE

ADDITION AND INTERIOR ALTERATIONS

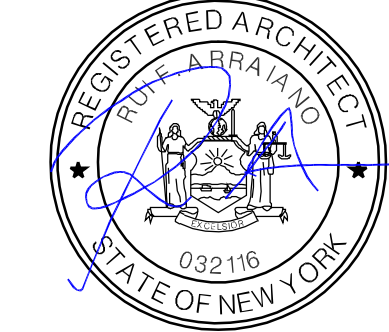
FISHOV RESIDENCE
143 ASHFORD AVENUE
DOBBS FERRY, NEW YORK 10522

SHEET TITLE:

PROJECT INFO:

PROJECT #:
DATE:
SCALE:
DRAWN BY:

SEAL:

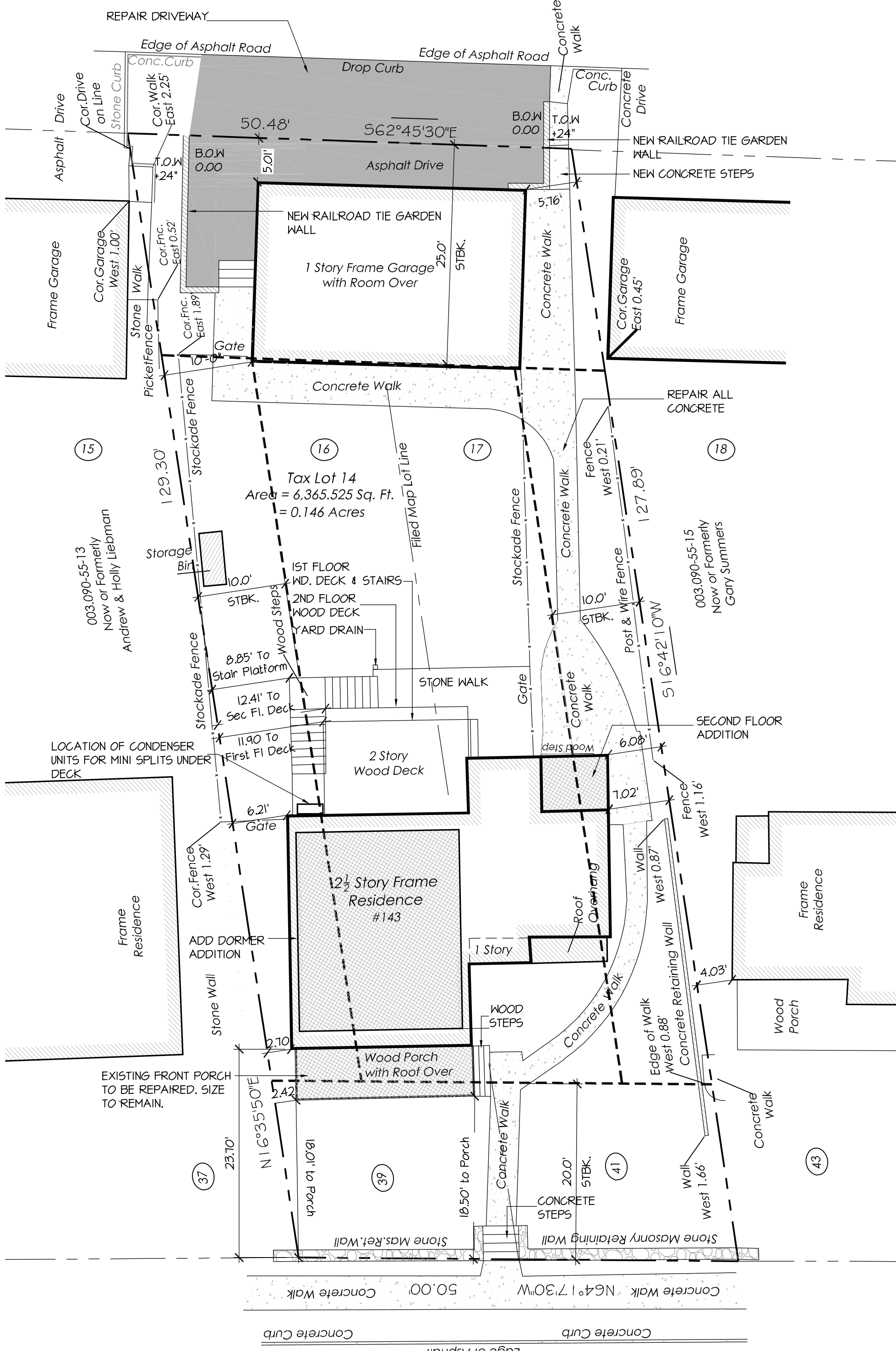


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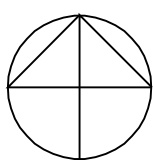
T-1

SECTION: 3.90 BLOCK:55 LOT: 14

VIRGINIA AVENUE



ASHFORD AVENUE



PROPOSED SITE PLAN

THE INFORMATION ABOVE WAS TAKEN FROM AN OWNER PROVIDED SURVEY. DATA IS LIMITED TO THE INFORMATION PROVIDED THERE IN

1" = 10'-0"

ZONING DATA						
TAX MAP DESIGNATION: SECTION: 3.080 BLOCK: 55 LOT: 14						
ZONING DISTRICT: MDR-1						
143 ASHFORD AVENUE, DOBBS FERRY, NY						
		MINIMUM/ MAXIMUM REQUIREMENTS	EXISTING	PROPOSED	EXST. NON- COMPLIANCE	VARIANCE
MINIMUM NET LOT AREA	SQ. FT.	5,000 SQ. FT.	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 (BLDG'S)	%	27%	25.4%	26.17%	--	--
MAXIMUM LOT COVERAGE (IMPERVIOUS 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.	10 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	11.5
MINIMUM REAR YARD (MAIN BLDG.)	FT.	25 FT.	61.74 FT.	NO CHANGE	--	--

** EXISTING NON-COMPLIANCE

BUILDING COVERAGE CALCULATIONS:

EXISTING:
EXST. PRINCIPAL BLDG. COVERAGE 992.22 SQ.FT.
EXST. 2 CAR GARAGE COVERAGE 626.39 SQ.FT.
TOTAL EXST. BUILDING COV. 1,618.61 SQ.FT.

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

PROPOSED:
PROP. PRINCIPAL BLDG. COVERAGE 1,039.45 SQ.FT.
EXST. 2 CAR GARAGE COVERAGE 626.39 SQ.FT.
TOTAL PROP. BUILDING COV. 1,665.84 SQ.FT.

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

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%

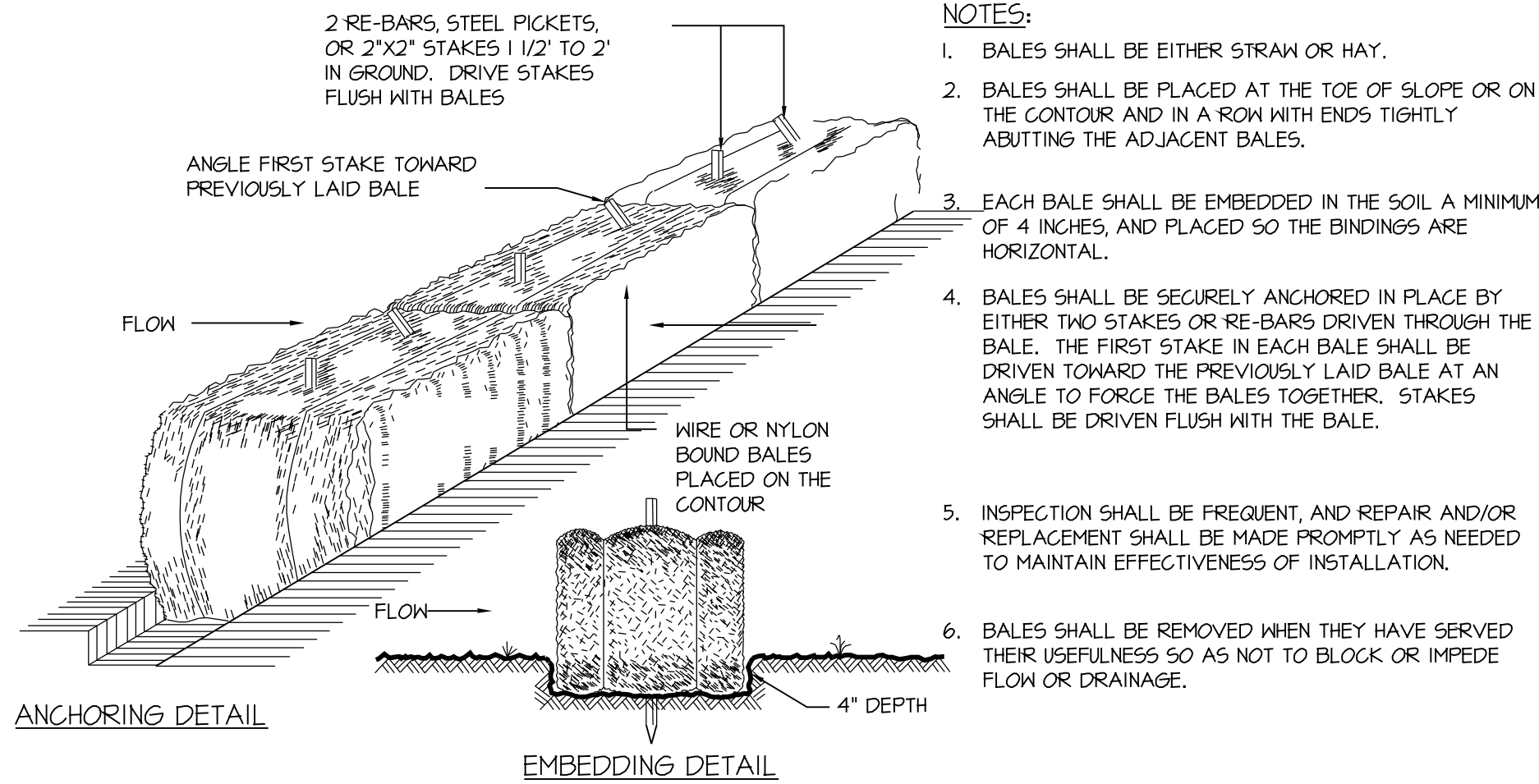
Site Plan Notes:

- 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.
- Build 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 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 GARAGE TO BE REBUILT AS HABITABLE SPACE
	PROPERTY LINE
	GENERAL SITE INFO
	INDICATES REQUIRED SETBACK LINE
	INDICATES LINE OF SILT FENCE
	INDICATES LINE OF HAY BALES
	UNDERGROUND PVC PIPE CONNECTED TO DRYWELLS, SEE PLANS FOR SIZES
	NEW DRYWELL LOCATIONS

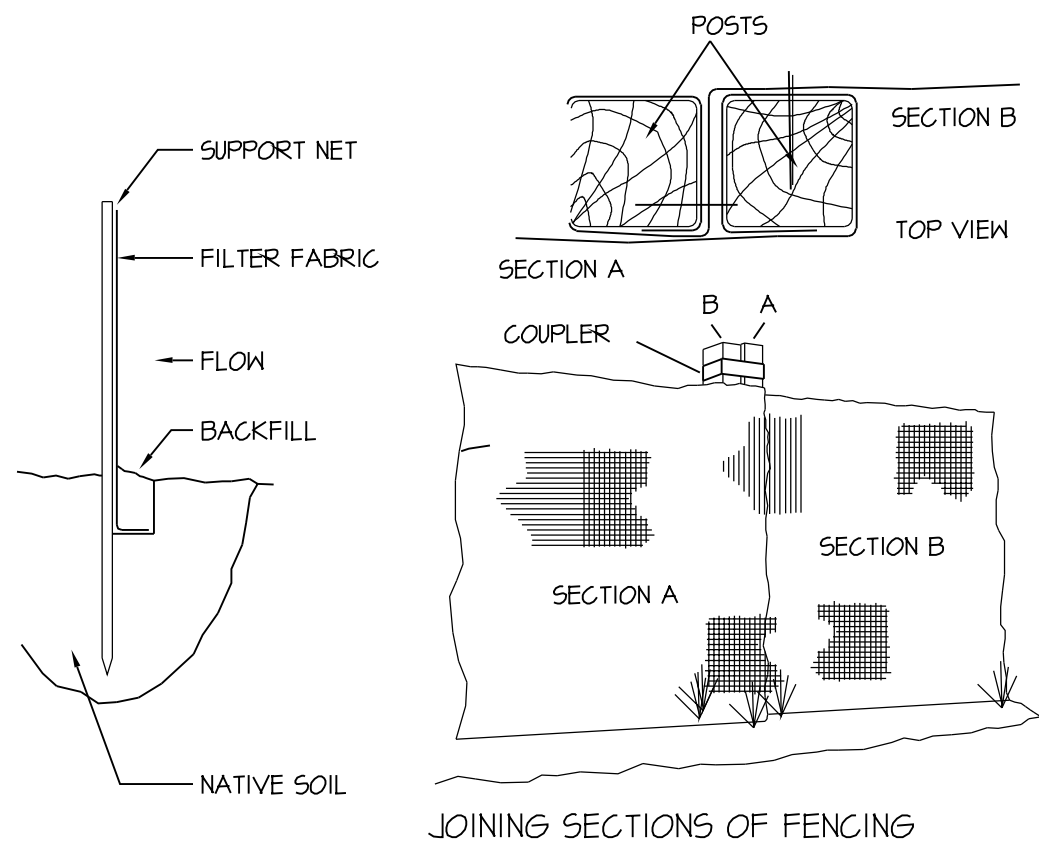
Village of Dobbs Ferry
Building Department
112 Main Street, Dobbs Ferry, New York 10522

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
LOCATION: DOBBS FERRY, NY					ZIP CODE: 10522				
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
45 PSF	100 MPH	C	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7° F	YES	



2 STRAWBALE SEDIMENT BARRIERS

N.T.S.



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.

3 SILT FENCE

N.T.S.



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REV.	DATE	COMMENT
1	06-03-22	REV. LAYOUT
2	12-05-22	AHRB/ PB
3	01-19-23	AHRB/ PB

PROPOSED SITE PLAN, DETAILS AND
NOTES

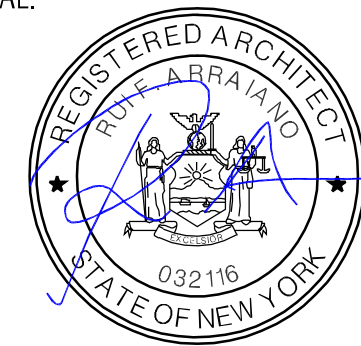
ADDITION AND INTERIOR
ALTERATIONS
FISHOV RESIDENCE
143 ASHFORD AVENUE
DOBBS FERRY, NEW YORK 10522

SHEET TITLE:

PROJECT INFO:

PROJECT #:
DATE:
SCALE:
DRAWN BY:

SEAL:



DRAWING:

SP-1

SECTION: 3.90 BLOCK: 55 LOT: 14

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LANDSCAPE PLAN

ADDITION AND INTERIOR
ALTERATIONS

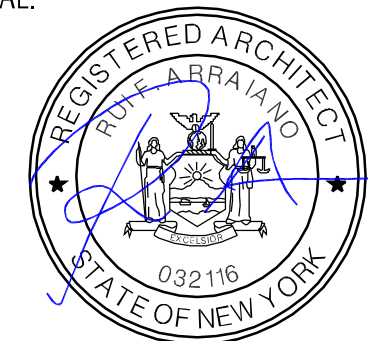
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DOBBS FERRY, NEW YORK 10522

SHEET INFO:

PROJECT INFO:

PROJECT #: 21027
DATE: JUNE 1, 2022
SCALE: AS NOTED
DRAWN BY: RFA, DFA

SEAL:



DRAWING:

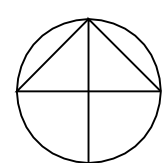
LP-1

GRANT AVENUE PER FILED MAP #1078

VIRGINIA AVENUE



ASHFORD AVENUE

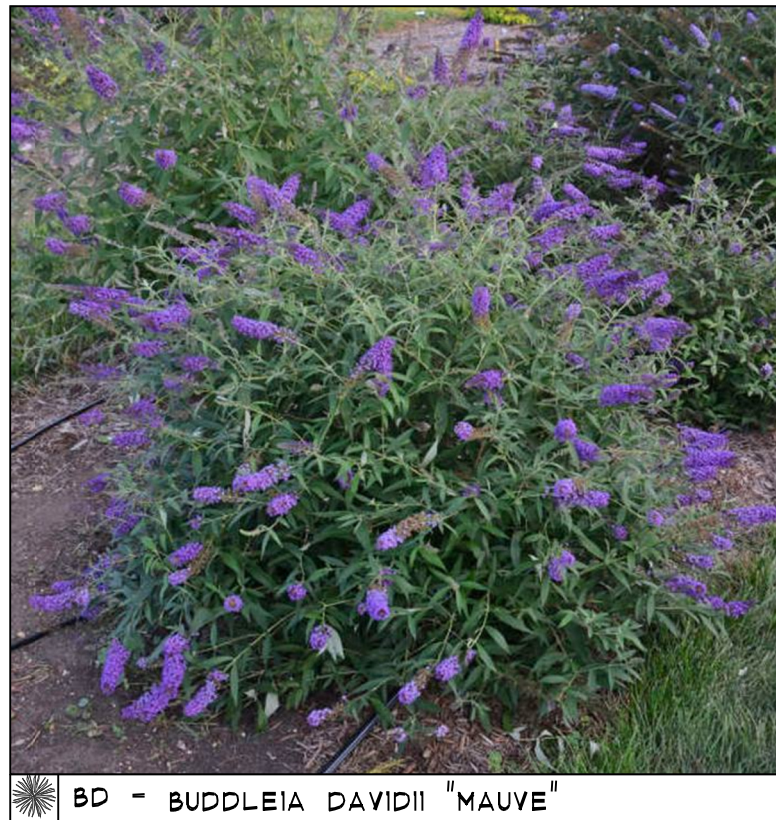


PROPOSED LANDSCAPING PLAN

1" = 10'-0"



TO - THUJA OCCIDENTALIS

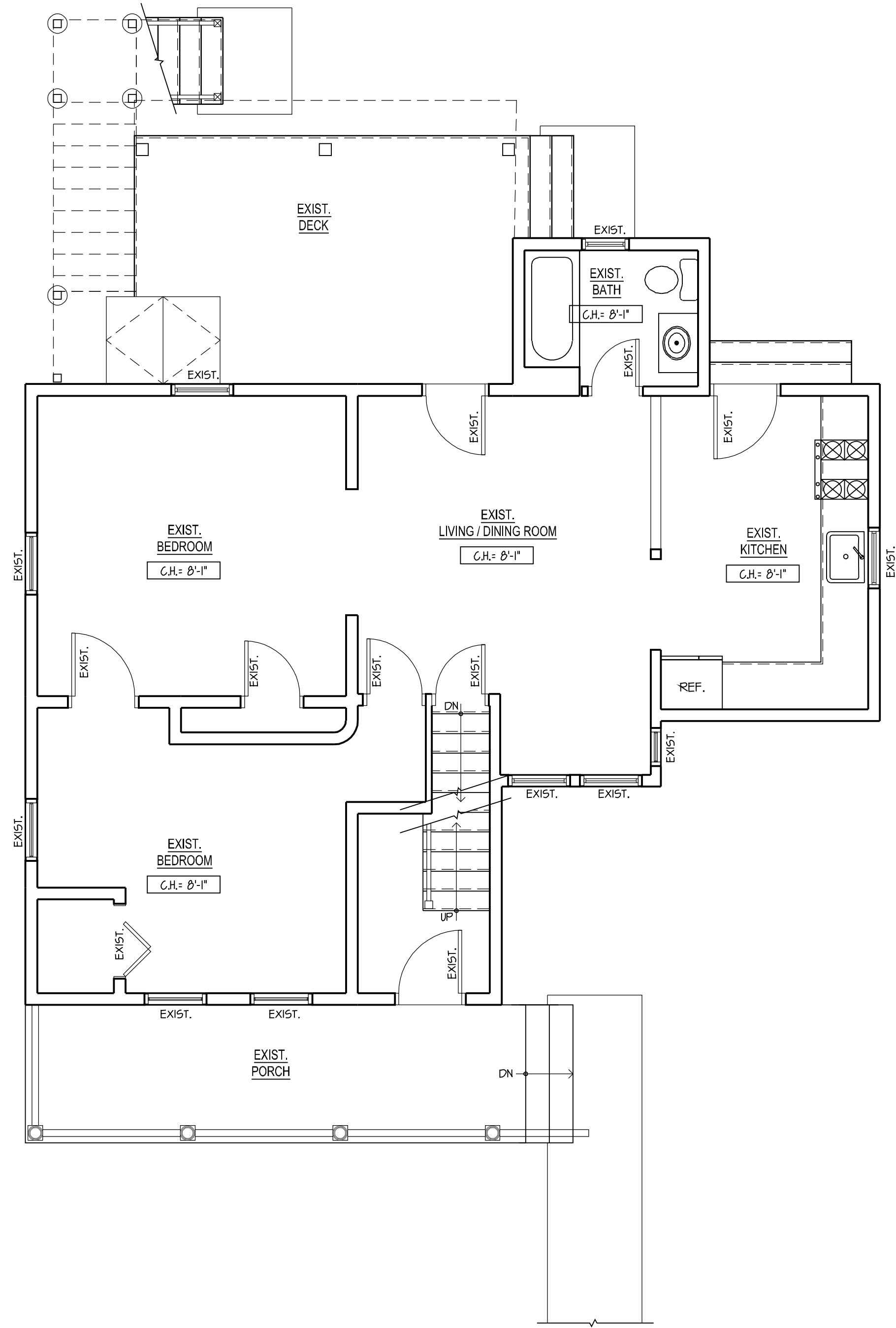


BD - BUDDLEIA DAVIDII "MAUVE"



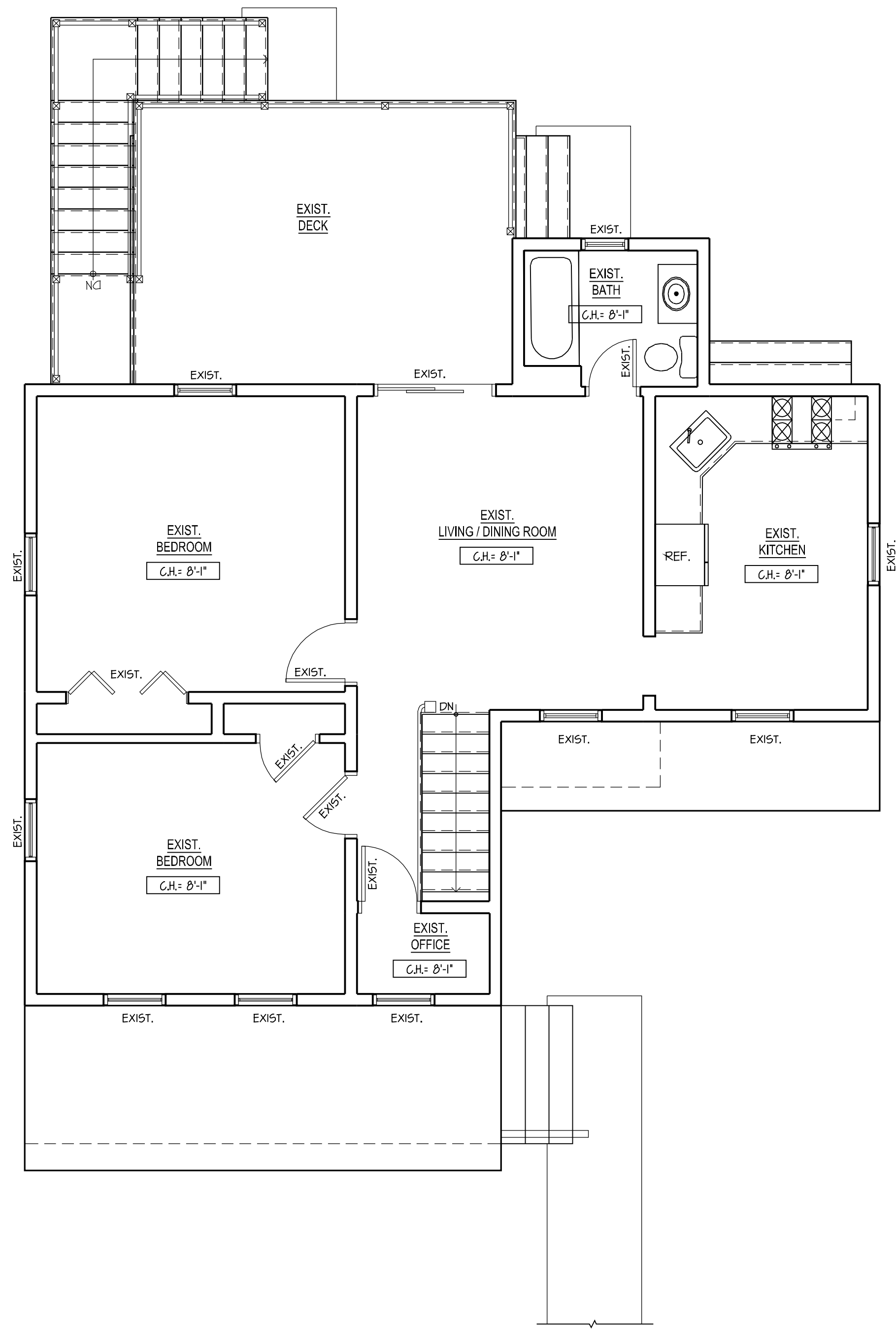
BT - BERBERIS THUNBERGII ATROPURPUREA

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



1 EXISTING FIRST FLOOR PLAN 1/4" = 1'-0"

LEGEND:	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	EXIST. DOOR INDICATES EXST.
	INDICATES THE EXISTING DIRECTION OF FRAMING
	INDICATES TEMPORARY SUPPORT WALL



2 EXISTING SECOND FLOOR PLAN 1/4" = 1'-0"



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EXISTING FLOOR PLANS

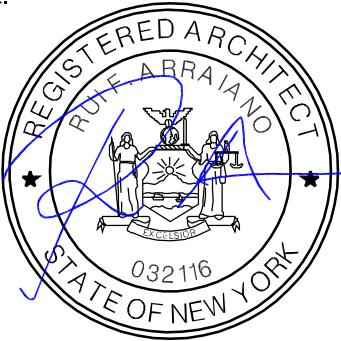
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FISHOV RESIDENCE
143 ASHFORD AVENUE
DOBBS FERRY, NEW YORK 10522

SHEET TITLE:

PROJECT INFO:

PROJECT #: 21027
DATE: JUNE 1, 2022
SCALE: AS NOTED
DRAWN BY: RFA, DFA

SEAL:



DRAWING:

EC-1



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



2 EXISTING REAR ELEVATION 1/4" = 1'-0"



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REV.	DATE	COMMENT
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3	01-19-23	AHRB/ PB

EXISTING EXTERIOR ELEVATIONS

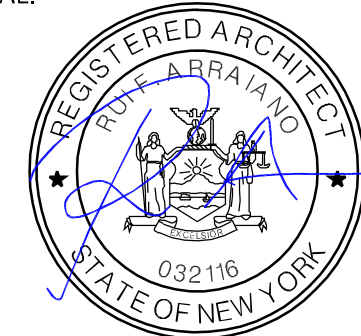
ADDITION AND INTERIOR
ALTERATIONS
FISHOV RESIDENCE
143 ASHFORD AVENUE
DOBBS FERRY, NEW YORK 10522

SHEET TITLE:

PROJECT INFO:

PROJECT #: 21027
DATE: JUNE 1, 2022
SCALE: AS NOTED
DRAWN BY: RFA, DFA

SEAL:



DRAWING:

EC-2



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REV.	DATE	COMMENT
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PROPOSED FIRST AND SECOND FLOOR
PLANS

ADDITION AND INTERIOR
ALTERATIONS

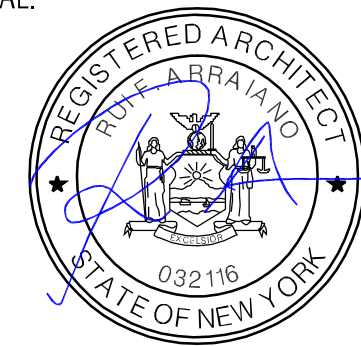
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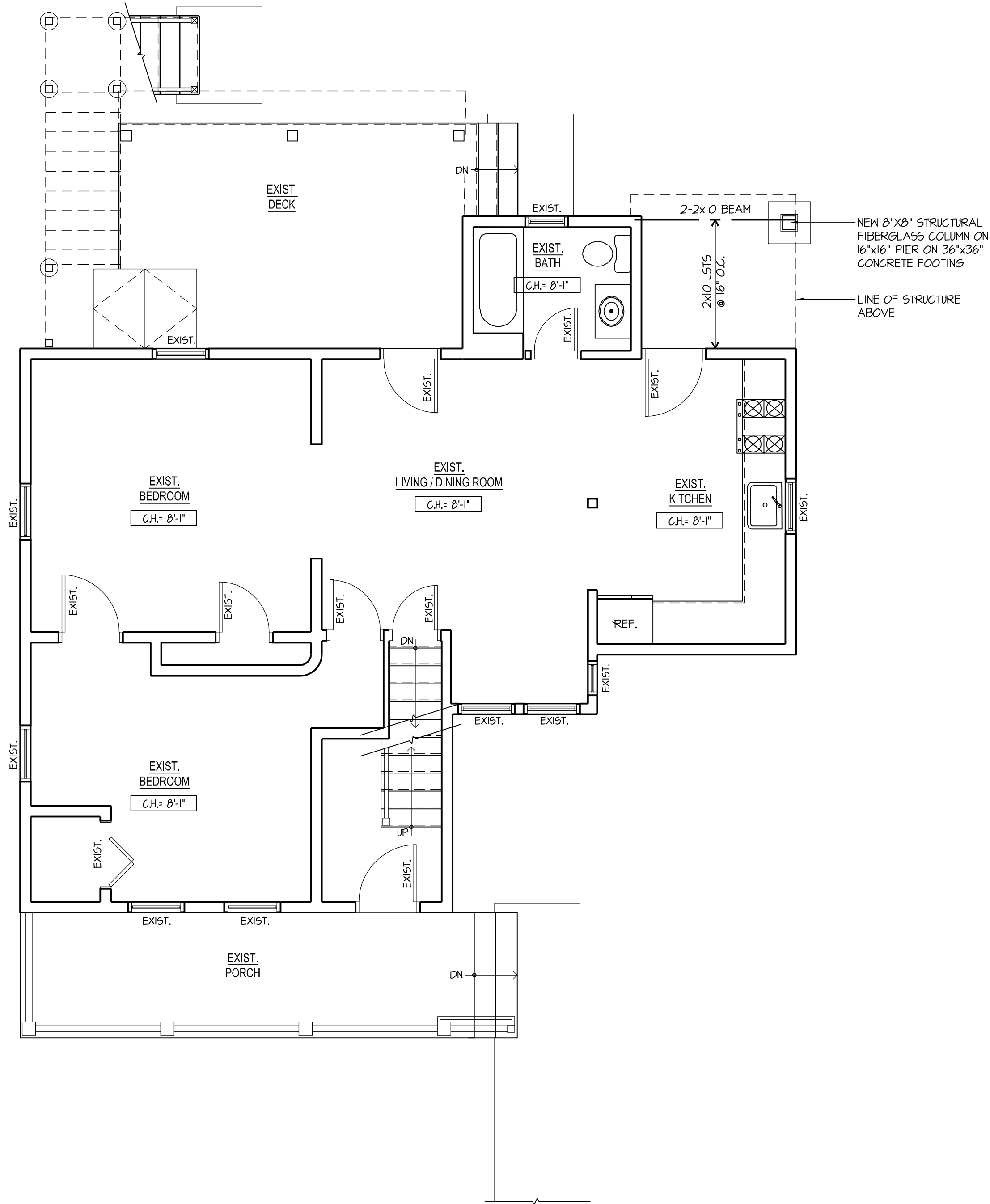
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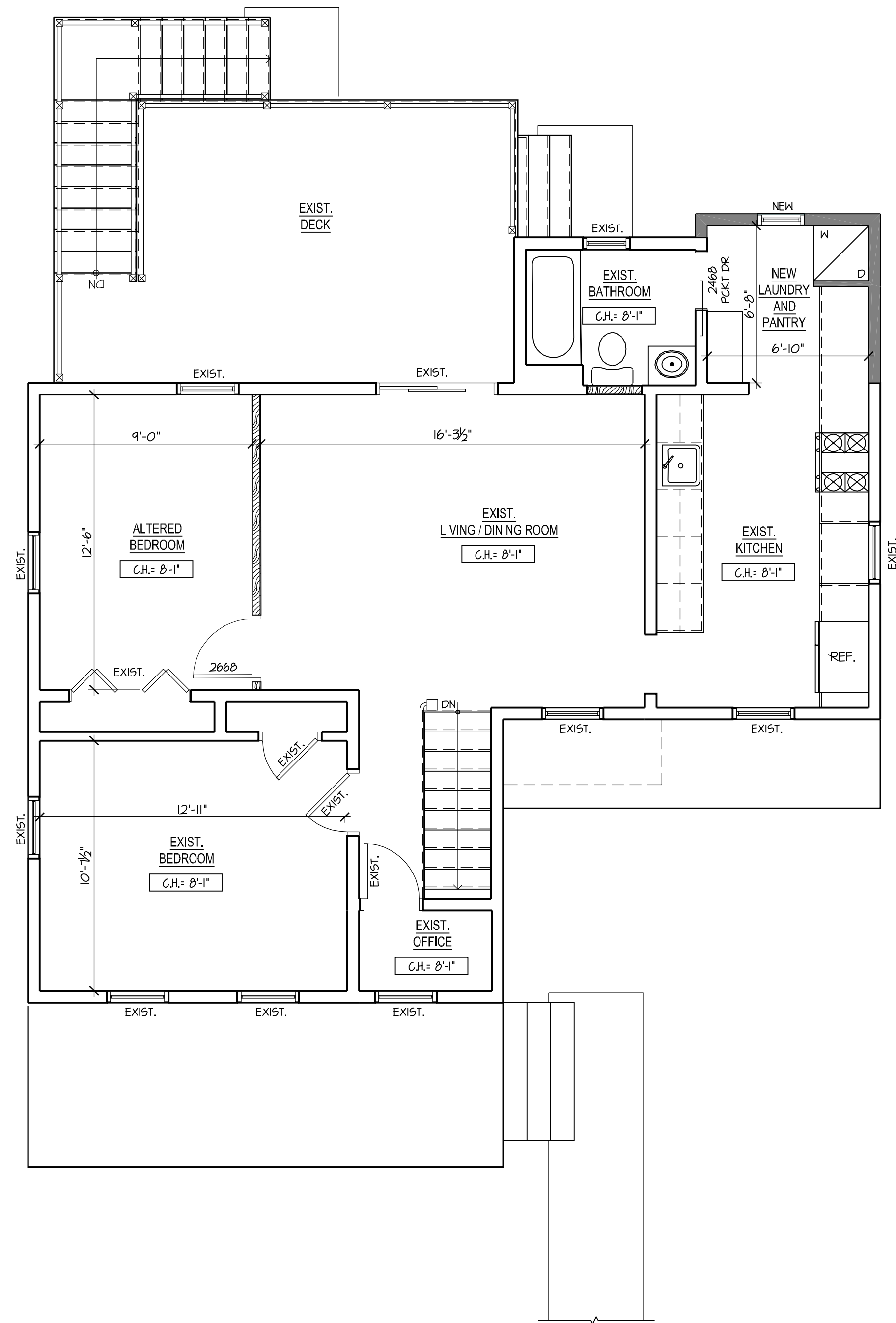
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A-1



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

CONSTRUCTION LEGEND:	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	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 10" CONCRETE MASONRY UNIT (CMU) FOUNDATION WALL
	NEW WINDOW INDICATES WINDOW TYPE SEE WINDOW SCHEDULE
	NEW DOOR INDICATES DOOR SIZE
	INDICATES DIRECTION OF FRAMING OR ASSUMED DIRECTION OF FRAMING (IN EXISTING NON VISABLE AREAS)
	INDICATES BEAM OR GIRDER SEE PLANS FOR SIZES



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



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2	12-05-22	AHRB/ PB
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PROPOSED ATTIC AND ROOF PLANS

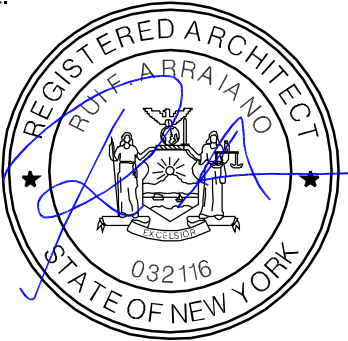
ADDITION AND INTERIOR ALTERATIONS

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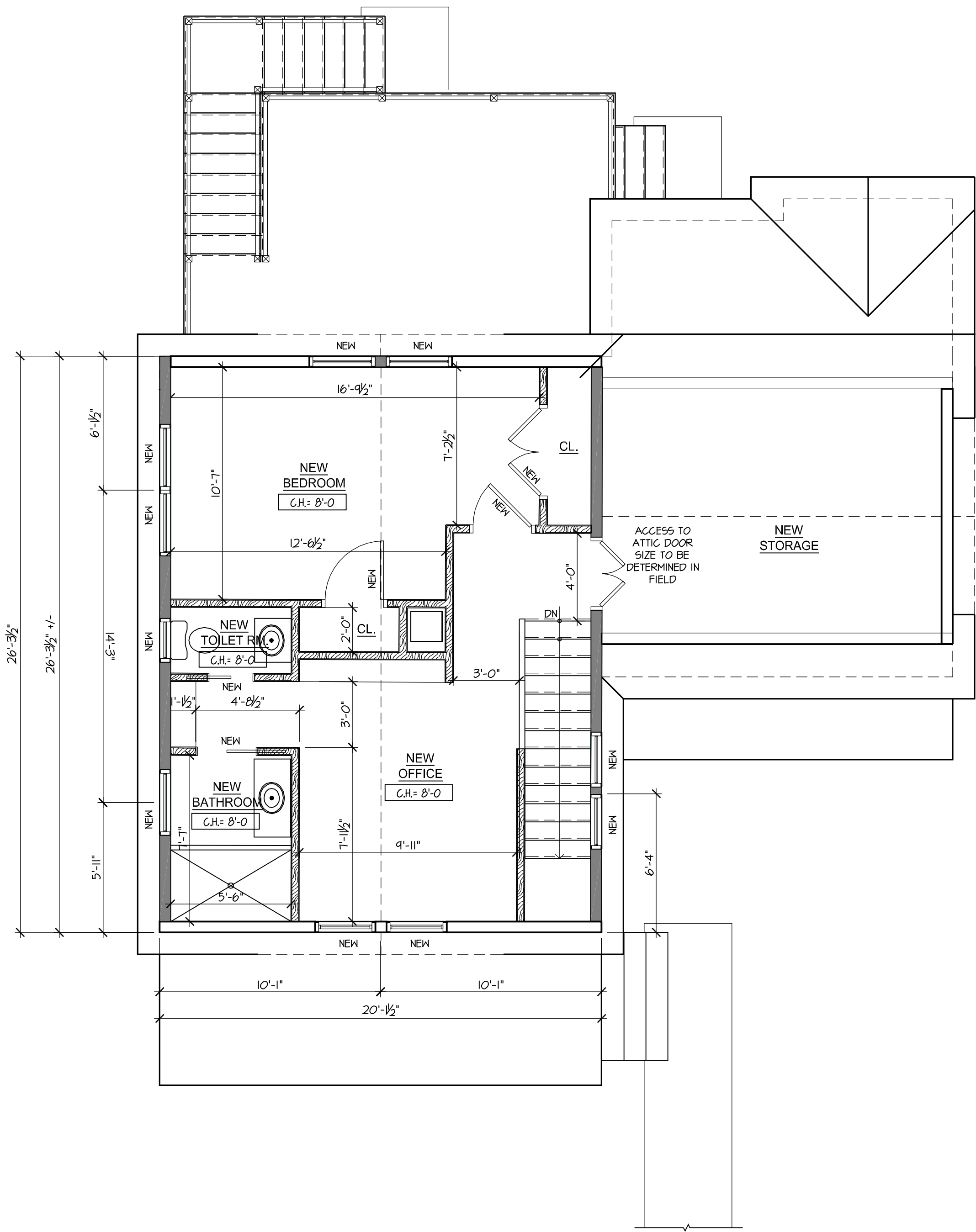
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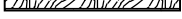



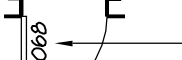
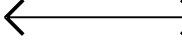



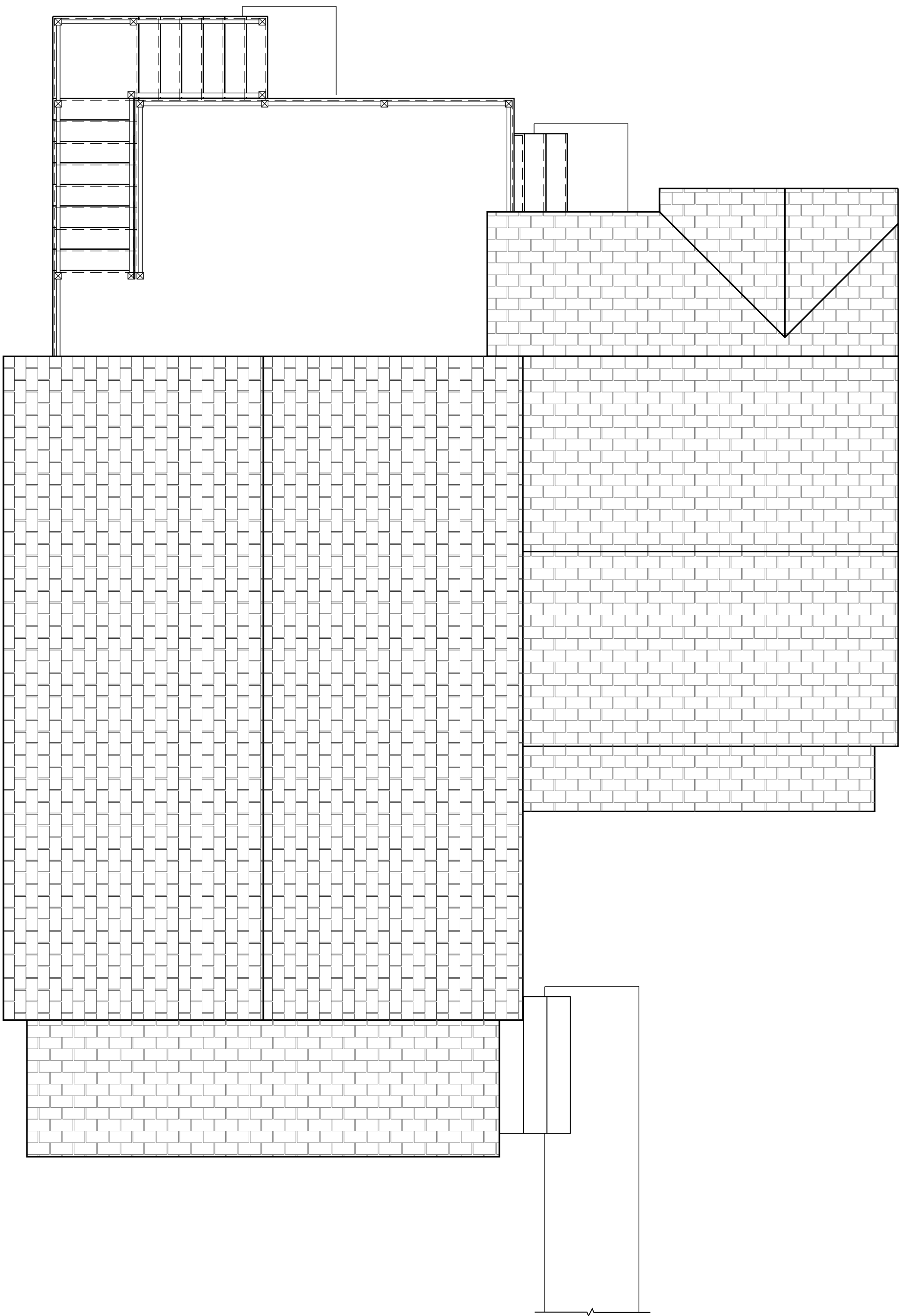
DRAWING:

A-2



1 PROPOSED ATTIC PLAN 1/4" = 1'-0"

CONSTRUCTION LEGEND:	
SYMBOL	DESCRIPTION
	EXISTING WALL TO REMAIN
	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 10" CONCRETE MASONRY UNIT (CMU) FOUNDATION WALL
	<u>NEW WINDOW</u> INDICATES WINDOW TYPE SEE WINDOW SCHEDULE
	<u>NEW DOOR</u> INDICATES DOOR SIZE
	INDICATES DIRECTION OF FRAMING OR ASSUMED DIRECTION OF FRAMING (IN EXISTING NON VISABLE AREAS)
	INDICATES BEAM OR GIRDER SEE PLANS FOR SIZES



2 PROPOSED ROOF PLAN 1/4" = 1'-0"

DRAWING:



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2	12-05-22	AHRB/PB
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PROPOSED EXTERIOR ELEVATIONS

ADDITION AND INTERIOR ALTERATIONS

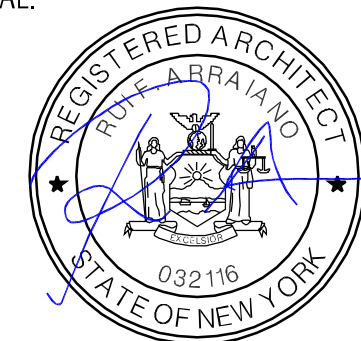
FISHOV RESIDENCE
143 ASHFORD AVENUE
DOBBS FERRY, NEW YORK 10522

SHEET TITLE:

PROJECT INFO:

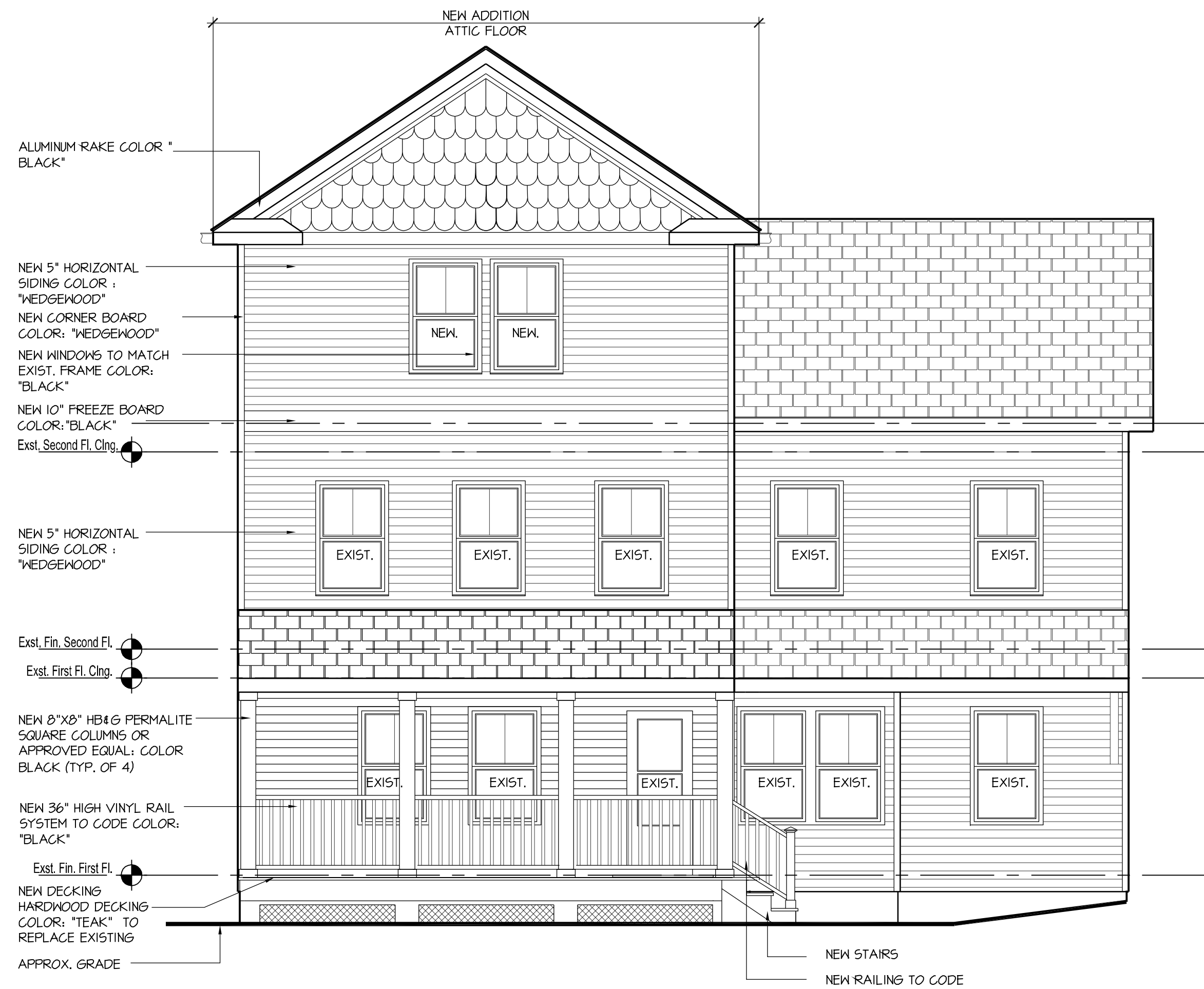
PROJECT #: 21027
DATE: JUNE 1, 2022
SCALE: AS NOTED
DRAWN BY: RFA, DFA

SEAL:



DRAWING:

A-3



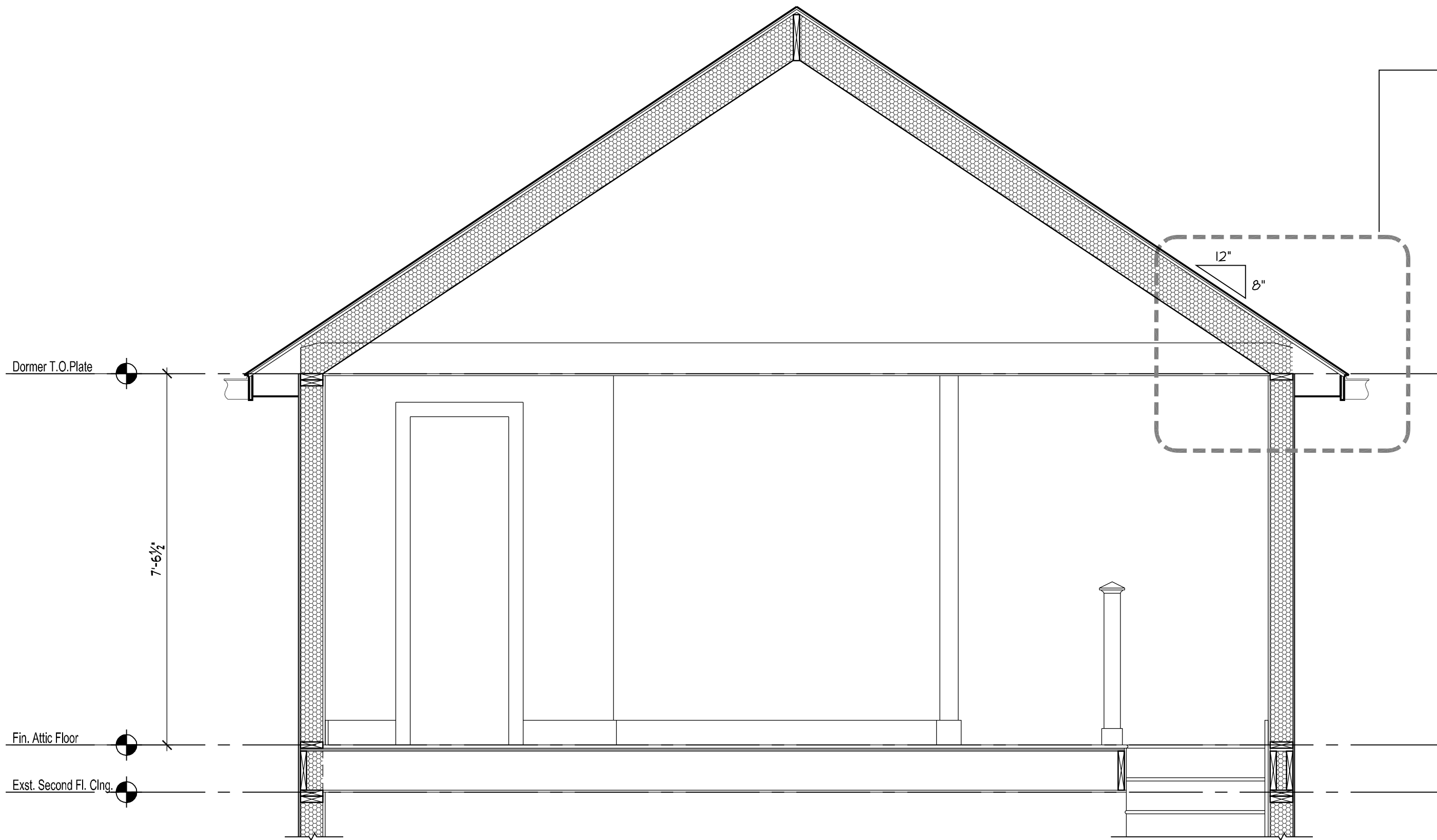
1 PROPOSED FRONT ELEVATION

1/4" = 1'-0"

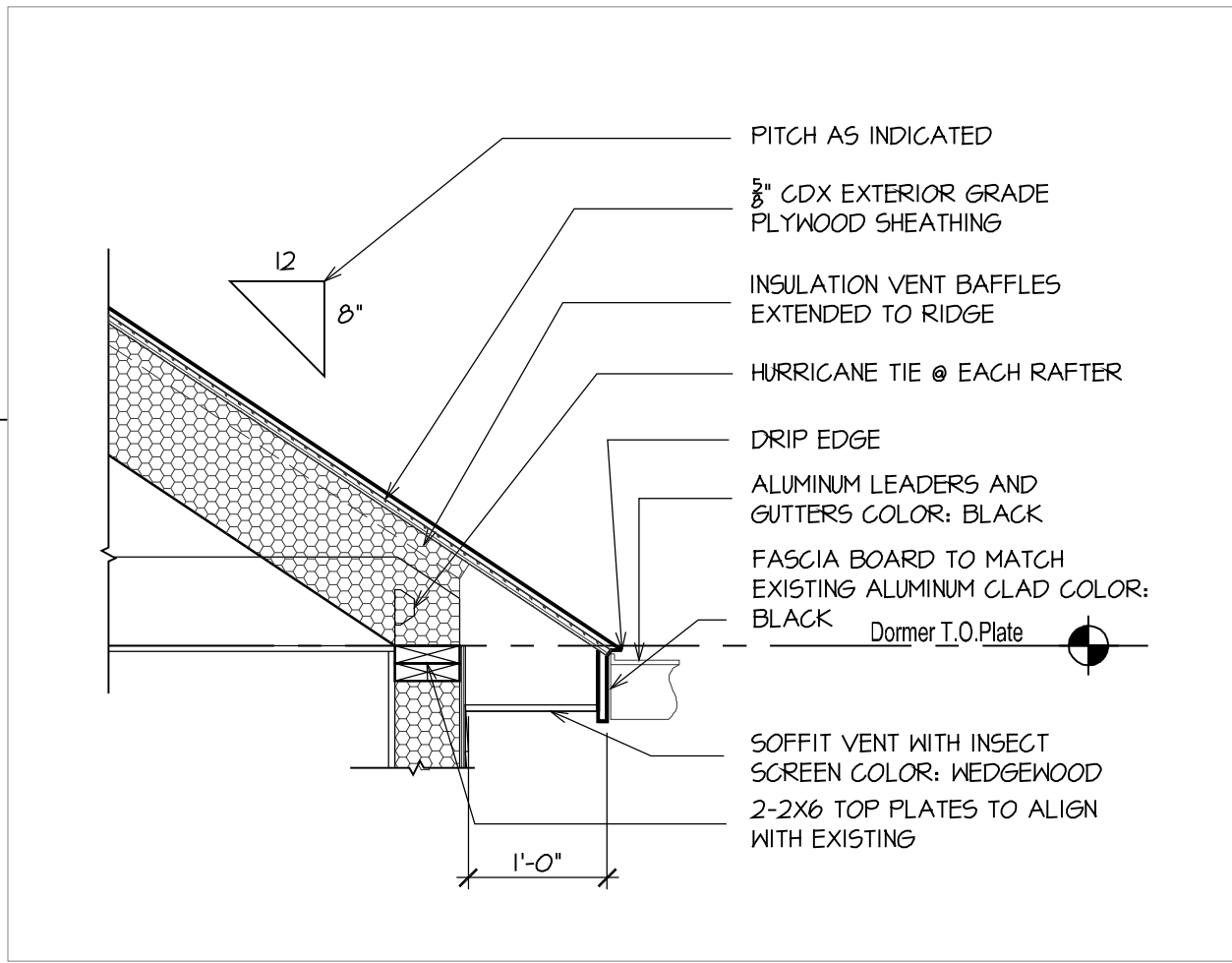


3 PROPOSED REAR ELEVATION

1/4" = 1'-0"



1 BUILDING SECTION THRU DORMER 1/4" = 1'-0"



Rui F. Arraiano & Associates, LLC

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

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REV.	DATE	COMMENT
1	06-03-22	REV. LAYOUT
2	12-05-22	AHRB/ PB
3	01-19-23	AHRB/ PB

SECTIONS AND DETAILS

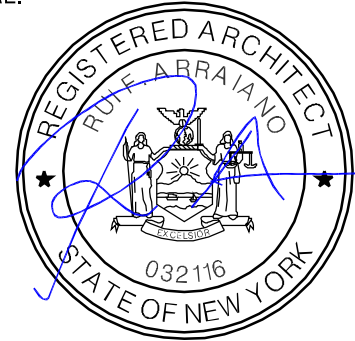
ADDITION AND INTERIOR
ALTERATIONS
FISHOV RESIDENCE
143 ASHFORD AVENUE
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SHEET TITLE:

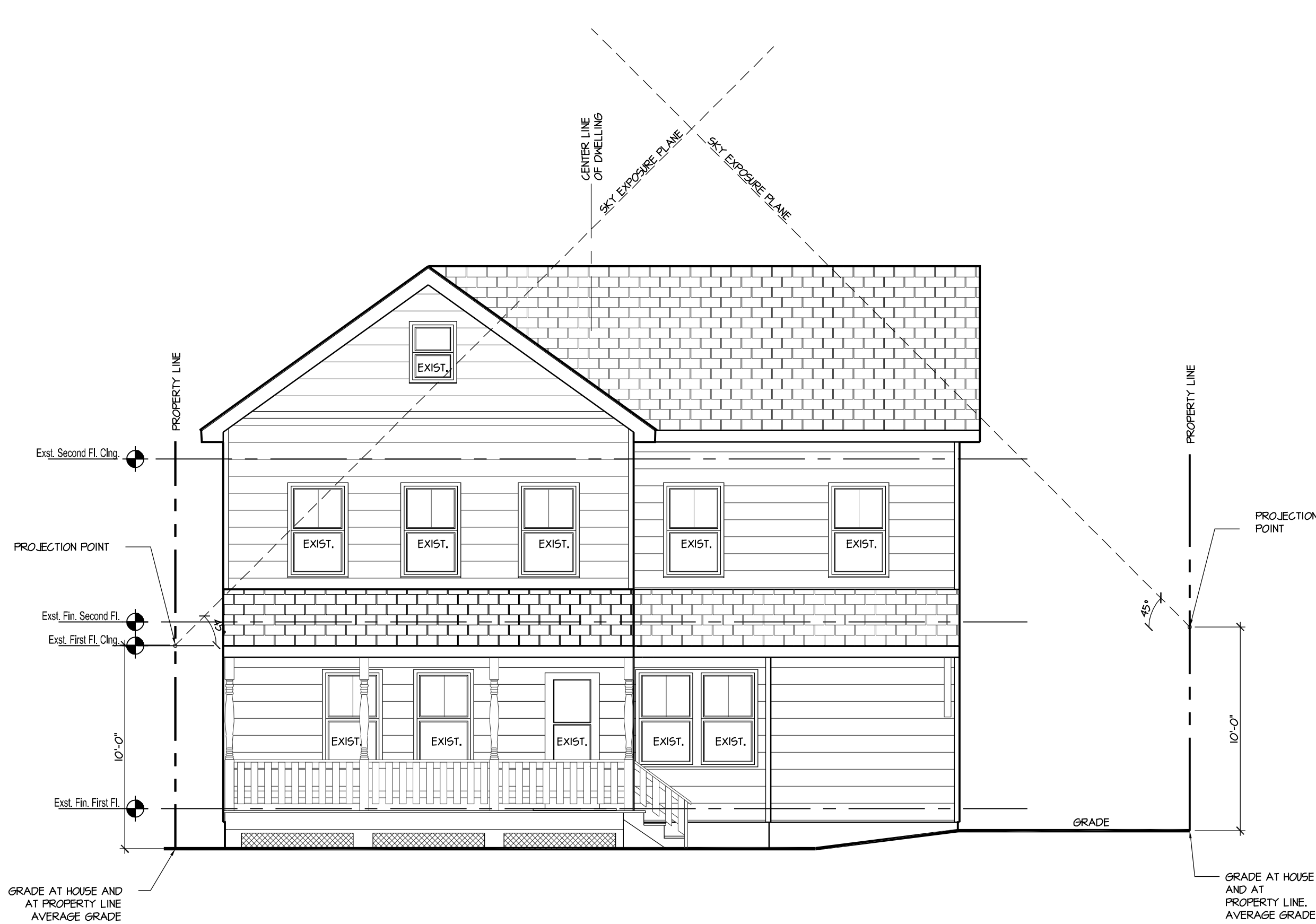
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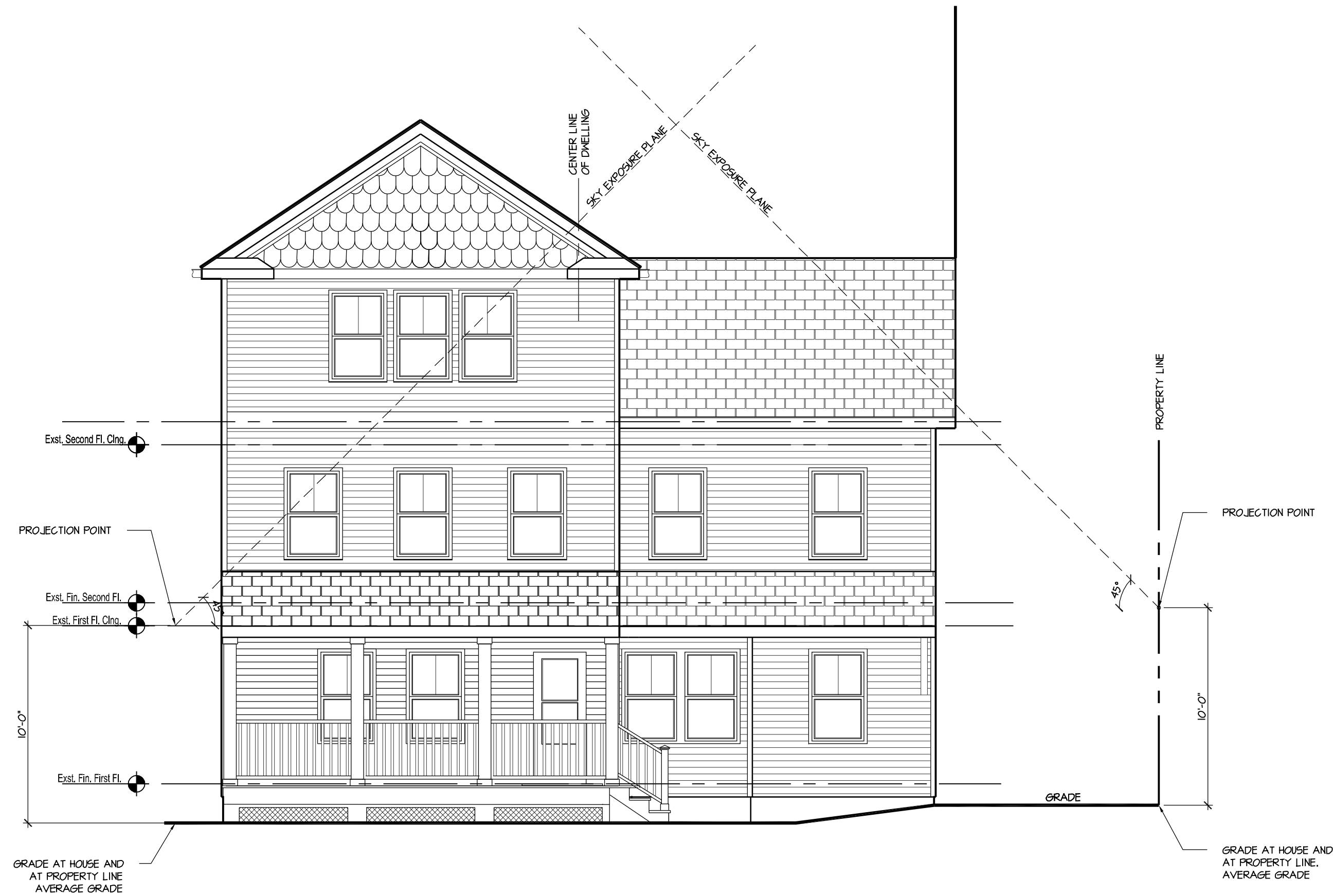
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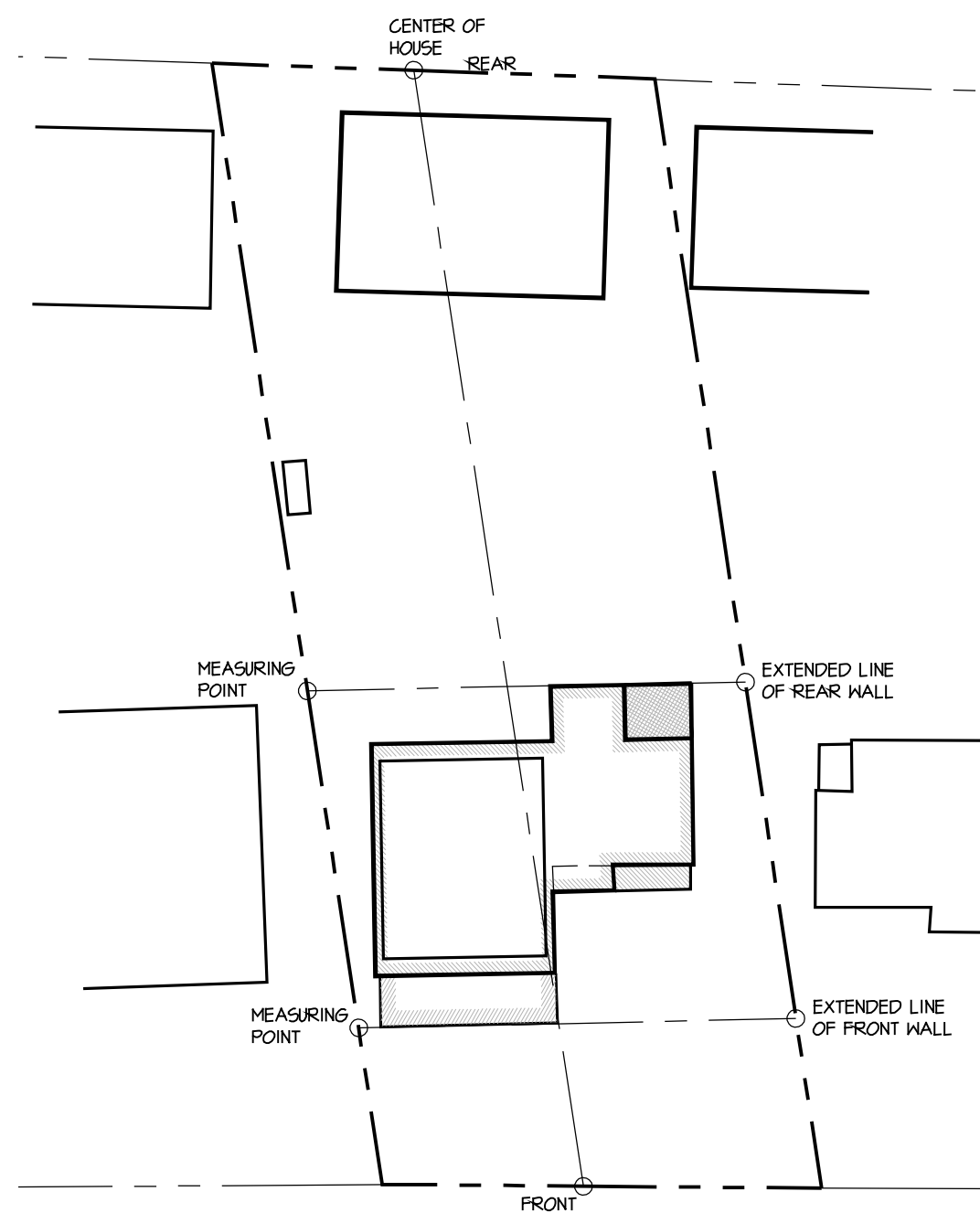
DRAWING:



1 EXISTING SKY EXPOSURE PLANE N.T.S.



2 PROPOSED SKY EXPOSURE PLANE N.T.S.



3 SITE PLAN DIAGRAM N.T.S.



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SKY EXPOSURE PLANE DIAGRAMS

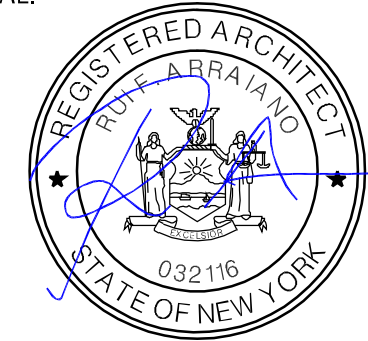
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SEAL:



DRAWING:

SE-1

FISHOV RESIDENCE NEIGHBORHOOD PHOTO STUDY



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NEIGHBORHOOD PHOTO STUDY

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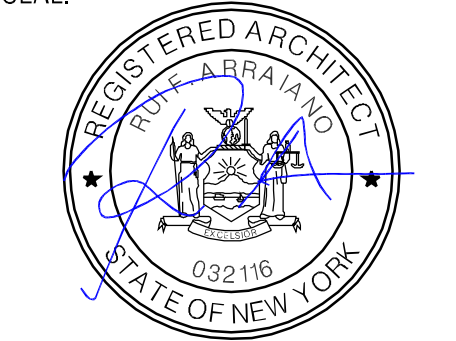
PROJECT #:

DATE:

SCALE:

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SEAL:



DRAWING:

NS-1



NEIGHBORHOOD PLAN

N.T.S.



7 128 ASHFORD AVENUE