

GENERAL REQUIREMENTS

1. Related Documents: Drawings, Specifications and General Conditions of the Contract for Construction apply to Work of this Project.
2. Scope of Work: Includes all items described in Drawings & Specifications, verbally & graphically, with more stringent and /or costly items assumed in all cases of discrepancy.
3. All new construction shall adhere to the 2020 Residential Code of New York State and the 2020 Energy Conservation Code of New York State. Notify Architect of any inadvertent noncompliance with Codes regarding information contained in Drawings and Specifications, with no Work to be performed knowingly in noncompliance with Code.
4. The General Contractor (G.C.) shall coordinate all work procedures w / requirements of Local Authorities. Prior to commencement of Construction, the G.C. shall be responsible for the acquisition of a Building Permit and pay all fees required by Governing Agencies. The G.C. shall be responsible for calling for Inspections and Sign-offs of all Work, including Plumbing & Electrical, as required by Governing Agencies.
5. The G.C., Subcontractors, and all others working for Owner shall comply with National, State, and Local Laws and Regulations relating to insurance for work under this Contract. The following insurance policies shall be in force and copies shall be submitted to Architect prior to signing Agreement Between Owner and Contractor: Workman's Compensation & Unemployment Insurance as required by law, Contractor's Liability Coverage in the amount required by applicable Governing Agencies, & Liability Coverage for damages & uninstalled materials. The G.C. shall submit to the Owners, Insurance Certificates naming Owner as Additional Insured. All insurance shall be at Contractor's expense.
6. All Terms & Conditions laid out in the A.I.A. Standard Form Of General Conditions shall apply to the G.C. & to all of his Sub-Contractors.
7. The G.C. & Subcontractors shall attend regular job meetings as required by the Architect.

DIVISION 01: PROJECT REQUIREMENTS

1. The G.C. shall verify all Dimensions & Conditions in the field prior to Construction. Any discrepancies are to be brought to the attention of the Architect prior to work. The G.C. shall be responsible for Field Fit & Quality of all Work, whether by the G.C. or by Subcontractors. No allowances shall be made on behalf of the G.C. for any error or neglect on his part. Under no circumstances are the Drawings to be scaled for location of Work. G.C. shall verify all clearances & locations prior to installation including requirements for appliances, fixtures, or equipment.
2. Retain licensed Surveyor to mark site before beginning construction and to verify location of foundation and slab-on-grade formwork before pouring concrete. Verify that all work conforms to zoning requirements including all setbacks and yard requirements.
3. The G.C. shall be responsible for the protection of all new & existing Work, Owner's Property, Building, and its Premises from damage & dirt or dust.
4. Plumbing & Electrical Work shall be performed by Contractors licensed in their trade. G.C. shall be licensed to perform the Work as required.
5. The G.C. shall maintain at the Site one Record Copy of all Drawings, Clarification Sketches, Approved Shop Drawings, Approved Samples, and Change Orders continuously updated to record all changes during Construction. G.C. shall fully correct, at no additional expense, all Work wrongly constructed or materials wrongly ordered from obsolete Drawings.
6. Details not usually shown or specified, but necessary for proper construction on any part of the work shall be included as if they were indicated in the Drawings.
7. Architectural Drawings shall be Followed as closely as actual Field Conditions & the work of other trades permit. Any piping, wiring, or materials not specifically shown or specified but required to complete Work shall be deemed to be part of Work & shall be furnished & installed by the G.C.
8. G.C. shall prepare schedule for completion of Work prior to commencement and submit to Architect for approval. Contractor shall follow approved schedule and immediately notify Architect of any deviations from the approved schedule.
9. The G.C. must submit all Engineering & Shop Drawings (including Millwork) & cut sheets of all equipment, plumbing & electrical fixtures, hardware & accessories to the Architect for approval prior to Fabrication, Ordering and /or Construction. Shop Drawings shall be revised per Architect's instruction if required prior to approval.
10. The G.C. shall supervise & be solely responsible for all aspects of the Work, including Site Safety, maintenance of exit clearances & fire extinguishers as required by Code. The G.C. shall have sole responsibility for any damage or injuries caused by or during the execution of the Work.
11. The G.C. shall be responsible for demolition & safe removal from the Site of all materials that must be removed to enable completion of Work and occupation of the Premises. All removed materials shall be disposed of regularly in a legal manner.
12. All piping & wiring to be demolished shall be removed to a point of concealment & shall be properly capped or plugged.
13. The G.C. shall do all cutting, patching & repairing as required to perform all Work required to complete the Job. All patching where new construction occurs shall match existing adjacent or as indicated on the Drawings.
14. All new construction shall be laid-out in field for Architect's approval prior to starting construction.
15. No changes to approved layouts shall be made without Written Consent Of The Architect.
16. When "Approved Equal", "Equal To", "Similar" or other general qualifying terms are used, it shall be subject to final review by the Architect. There shall be no substitutions unless agreed upon in writing by the Architect.
17. The G.C. shall verify all equipment dimensions, locations & hook-ups with Manufacturer's Specifications whether the G.C. or Others supply the equipment.
18. All items noted "Furnished By Owner" shall be installed by the G.C. under this Contract as per Manufacturers' Specifications & industry standards. Wall reinforcement & all other requirements required to incorporate Owner furnished items shall be provided & coordinated by the G.C.
19. G.C. shall employ experienced workers or professional cleaners for final cleaning prior to request of inspection for Certificate of Substantial Completion.

STRETCH ENERGY CODES

1. This design is in compliance with requirements of 2020 Energy Conservation Code of NYS, the 2020 Residential Code of NYS, and the 2020 NYStretch Code.
2. Contractor shall perform all work in accordance with applicable codes listed above.
3. Updated Table R402.1.4 below showing updated values prevails where applicable.
- WESTCHESTER NY: CLIMATE ZONE 4A

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

Table R402.1.2 – Envelope (U-factor Table R402.1.4 changed accordingly, Prescriptive, e.g., can be traded.)

Climate Zone 4	Fen U-Factor	SkyLt U-Factor	SHGC	Ceiling R-Val	Wood Wall R-Value	Mass Wall R-Value	Floor R-Val	Bsmt Wall R-value	Slab R-Value/ Depth	Crawl Sp Wall R-Value
Stretch Code	0.27	0.50	.04	49	21 or 20+5 or 13+10	15/20	30*	15/19	10, 4 ft.	15/19

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*										
CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT* U-FACTOR	GLAZED FENESTRATION SHGC*	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT* WALL R-VALUE	SLAB* R-VALUE & DEPTH	CRAWL SPACE* WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5 <sup>b</sup>	8/13	19	5/13'	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5 <sup>b</sup>	8/13	19	10 /13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5 <sup>b</sup>	13/17	30 <sup>c</sup>	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5 <sup>b</sup> or 13 + 10 <sup>b</sup>	15/20	30 <sup>c</sup>	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 <sup>b</sup> or 13 + 10 <sup>b</sup>	19/21	38 <sup>c</sup>	15/19	10, 4 ft	15/19

- For SI: 1 foot = 304.8 mm.
- NR = Not Required.
- a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- e. Reserved.
- f. Reserved.
- g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an R-value of R-19.
- h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- i. Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

1. This design is in compliance with requirements of 2020 Residential Code of New York State and the 2020 Energy Conservation Code of New York State.
2. Contractor shall perform all work in accordance with applicable codes as listed in the 2020 NYS Code Books.



A CEDAR STREET - Looking down toward Palisade Street  
Scale: Not to Scale

GENERAL CONDITIONS

1. APPROVED STAMPED SET OF BUILDING PLANS MUST BE PRESENT ON SITE AT ALL TIMES.
2. LICENSED ELECTRICIAN TO FILE ELECTRICAL PERMIT

HIGH WIND CONNECTIONS

PROVIDE STRAPPING AS REQUIRED TO RESIST HIGH WIND AND UPLIFT FORCES TO BE IN COMPLIANCE WITH TABLE R802.11 OF THE NY STATE RESIDENTIAL CODE. USE TENSION TIES EQUAL TO SIMPSON MODEL # H2 OR AS INDICATED AT ALL POST-PLATE-RAFTER CONNECTIONS.

PRE-ENGINEERED WOOD PLACARDING

CONTRACTOR SHALL PROVIDE PLACARD AS REQUIRED BY CODE, 6" DIA. CIRCLE WITH RED REFLECTIVE PRINT ON WHITE BACKGROUND, INDICATING THAT PRE-ENGINEERED WOOD HAS BEEN USED IN CONSTRUCTION. PLACARD SHALL BE PLACED AT EXTERIOR ON OR NEAR ELECTRIC METER IN PLAIN VIEW AND INDICATE THAT PRE-ENGINEERED WOOD HAS BEEN USED FOR ROOF AND FLOOR SUPPORT IN THE BUILDING OF TYPE-V CONSTRUCTION.

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

2020 INTERNATIONAL RESIDENTIAL CODE													
CHAPTER 3 - BUILDING PLANNING													
SECTION R301 DESIGN CRITERIA													
WESTCHESTER, NY: CLIMATE ZONE 4													
TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
						WEATHERING	FROST DEPTH	TERMITE					
30 PSF	115-120	NO	YES	NO	C	SEVERE	3'6"	MODERATE/ HEAVY	15°F	YES	NO	2000	51.6°F

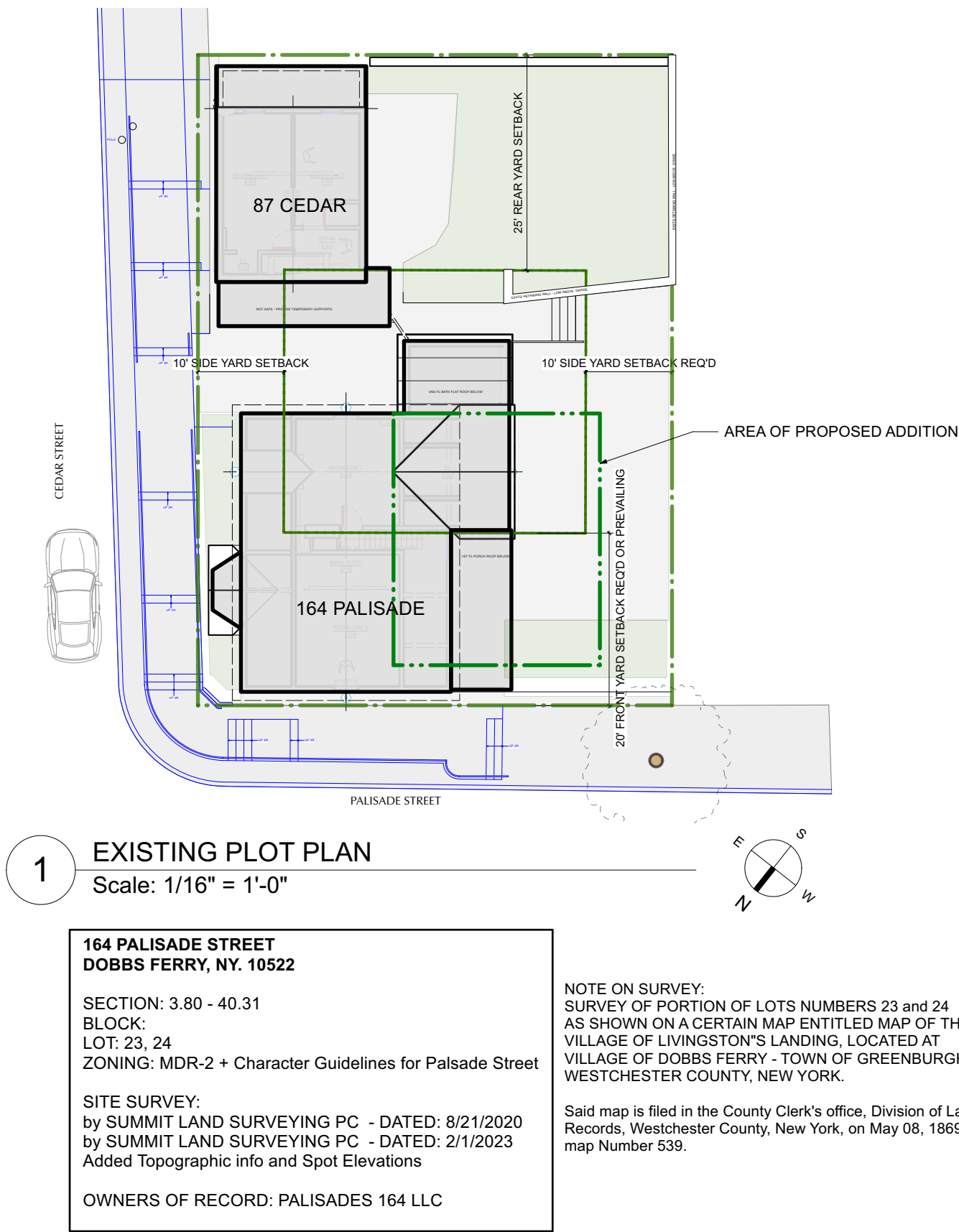
STRUCTURAL & LOADING NOTES

- Soil Bearing Capacity:**  
Design bearing capacity of soil shall be 2,000 PSI in accordance with 2020 Residential Code of New York State R401.4.1 for Sand, Silty Sand, Clayey Sand
- Concrete Compressive Strength**  
Shall be Min. 3,000 PSI at exposed exterior walls; shall be Min. 2,500 PSI at basement slabs; and shall be Min. 3,500 PSI at horizontal surfaces exposed to the weather including porches, steps, walks, and garage floor slabs, all to be in compliance with the 2020 Residential Code of New York State
- Required Placard**  
Provide exterior placard as required by code indicating that engineered lumber is used for roof support in a Class V structure. Placard is to be permanently mounted for display as required near electrical meter or as directed in field by Architect.
- High Wind Connections**  
Provide strapping as required to resist high wind and uplift forces to be in compliance with table R802.11 of the Code. Use tension tie equal to Simpson model # HTT22 at all footing-post connections and equal to Simpson model #H2 at all post-plate-rafter connections.

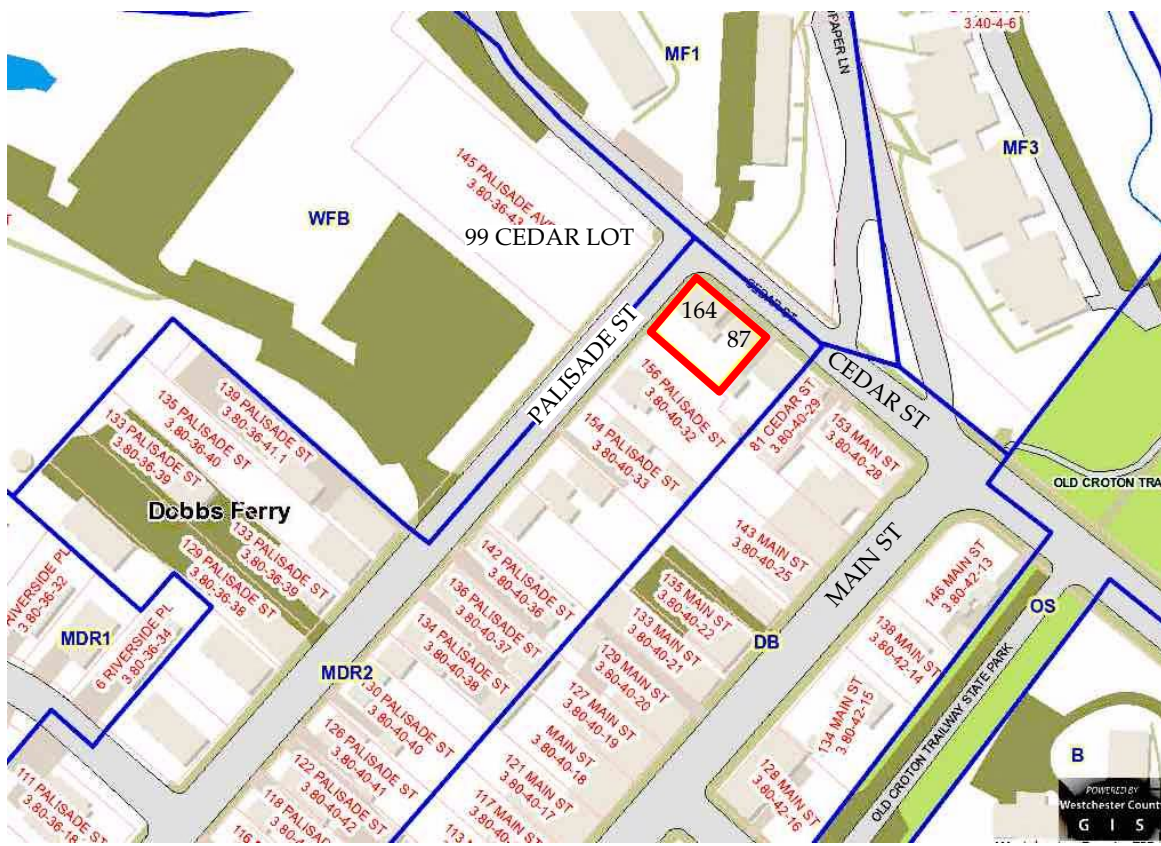
Modifications to 164 PALISADE STREET

APPLICATION # A 2022 - 0449

164 Palisade Street - 87 Cedar Street  
DOBBS FERRY, NY 10522



LOCATION MAP



DRAWING INDEX

NO.	SHEET	ISSUE DATE	REV. DATE
T-000.00	Title Sheet, Plot Plan, General Notes	3/20/23	
T-001.00	Streetscape - Site Photos	3/20/23	
S-001.00	Site Plans - Existing + Proposed, Zoning	3/20/23	
S-002.00	Proposed Site Landscape + Lighting Plan	3/20/23	
	FLOOR PLANS		
A-101.00	Sub Cellar Floor Plans - Existing and Proposed	3/20/23	
A-102.00	Basement Floor Plans - Existing and Proposed	3/20/23	
A-103.00	1st Floor Plans - Existing and Proposed	3/20/23	
A-104.00	2nd Floor Plans - Existing and Proposed	3/20/23	
A-105.00	3rd Floor Plans - Existing and Proposed	3/20/23	
A-106.00	Roof Plans - Existing and Proposed	3/20/23	
	ELEVATIONS		
A-500.00	North Elevations (Cedar St) - Existing and Proposed	3/20/23	
A-501.00	West Elevations - (Palisade St) Existing and Proposed	3/20/23	
A-502.00	South Elevations - Existing and Proposed	3/20/23	
A-503.00	East Elevations - Existing and Proposed	3/20/23	
A-504.00	AHRB Materials, Cedar + Palisade St Elevations	3/20/23	
	STORMWATER		
SW-1	Stormwater Management Design Plans	2/28/23	
	by: Community Designs Engineering D.P.C.		

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NO. REVISIONS

DATE

NO. ISSUE

DATE

1A INITIAL PERMIT FILING

9/22/22

1B INITIAL PERMIT FILING - REVISED

11/3/22

1C INITIAL PERMIT FILING - REVISED

11/10/22

2A ZONING BOARD OF APPEALS

12/6/22

2B ZBA PRESENTATION - APPROVED

1/10/23

3A PB-AHRB PRE-SUBMISSION

2/7/23

3B PB-AHRB SUBMISSION

3/20/23

APPLICATION # A 2022 - 0449

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PROJECT:

164 PALISADE STREET  
DOBBS FERRY, NY 10522

DRAWING TITLE:

TITLE SHEET & NOTES

FILE NAME:

DRAWN BY: PG

DRAWING NUMBER

SCALE: As Noted

DATE: 3/20/23

PROJECT ID: 2213A

T-000.00



# Modifications to 164 PALISADE STREET

APPLICATION # A 2022 - 0449      164 Palisade Street - 87 Cedar Street  
DOBBS FERRY, NY 10522

## STREETSCAPE PHOTOS - CEDAR STREET



LOOKING UP CEDAR ST - toward Main St



81 CEDAR ST



83 CEDAR ST



83 CEDAR ST

87 CEDAR ST

164 PALISADE ST



87 CEDAR ST

164 PALISADE ST

164 PALISADE ST - CEDAR ST SIDE

## STREETSCAPE PHOTOS - CEDAR to PALISADE STREET



LOOKING UP CEDAR at 164 PALISADE ST



CORNER OF CEDAR ST and PALISADE ST



164 PALISADE STREET - FRONT

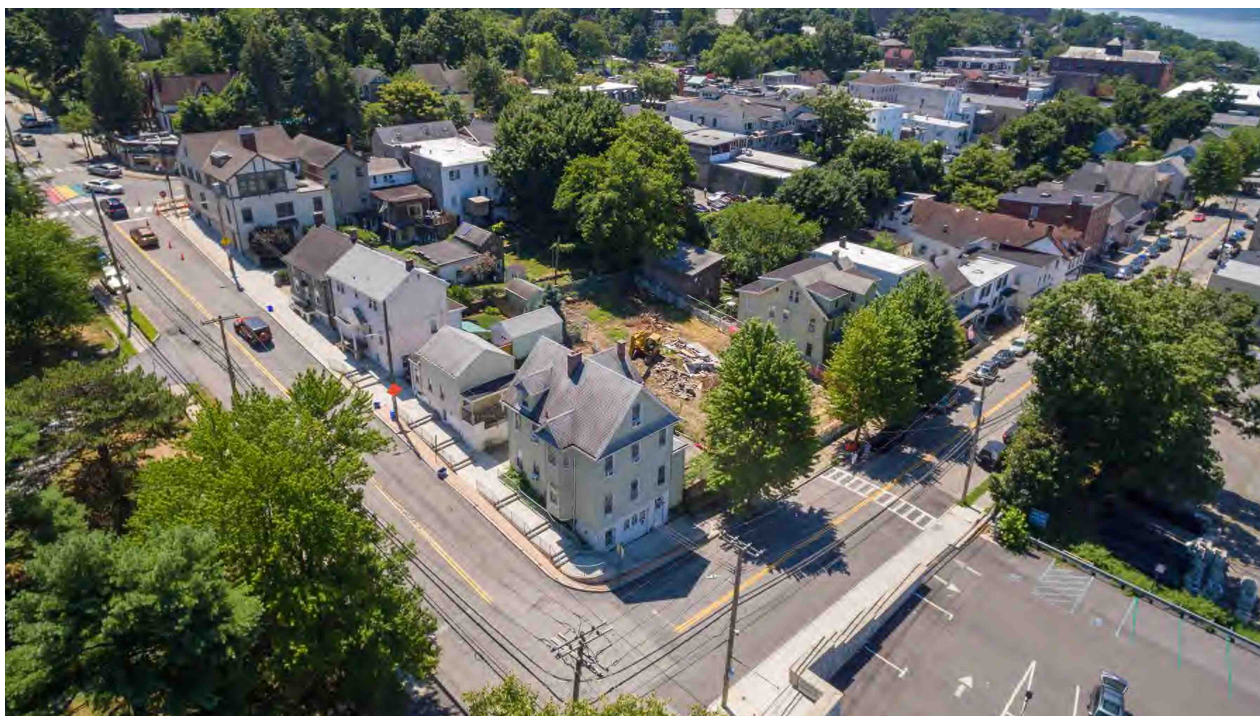


164 PALISADE STREET - in front of 156 Palisade St



164 PALISADE STREET - in front of 154 Palisade St

## SITE + BUILDING PHOTOS



CORNER OF CEDAR ST and PALISADE ST - above



SIDEYARD - Looking toward Cedar St from above 156 Palisade St



CEDAR ST - Looking down Cedar St - 99 Cedar Lot below



REAR YARD - Looking down toward Palisade St



REAR YARD - Looking at 164 Palisade St and 87 Cedar St

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NO. REVISIONS DATE



NO. ISSUE DATE

1A	INITIAL PERMIT FILING	9/22/22
1B	INITIAL PERMIT FILING - REVISED	11/3/22
1C	INITIAL PERMIT FILING - REVISED	11/10/22
2A	ZONING BOARD OF APPEALS	12/6/22
2B	ZBA PRESENTATION	1/10/23
3A	PB-AHRB PRE-SUBMISSION	2/7/23
3B	PB-AHRB SUBMISSION	3/20/23

APPLICATION # A 2022 - 0449

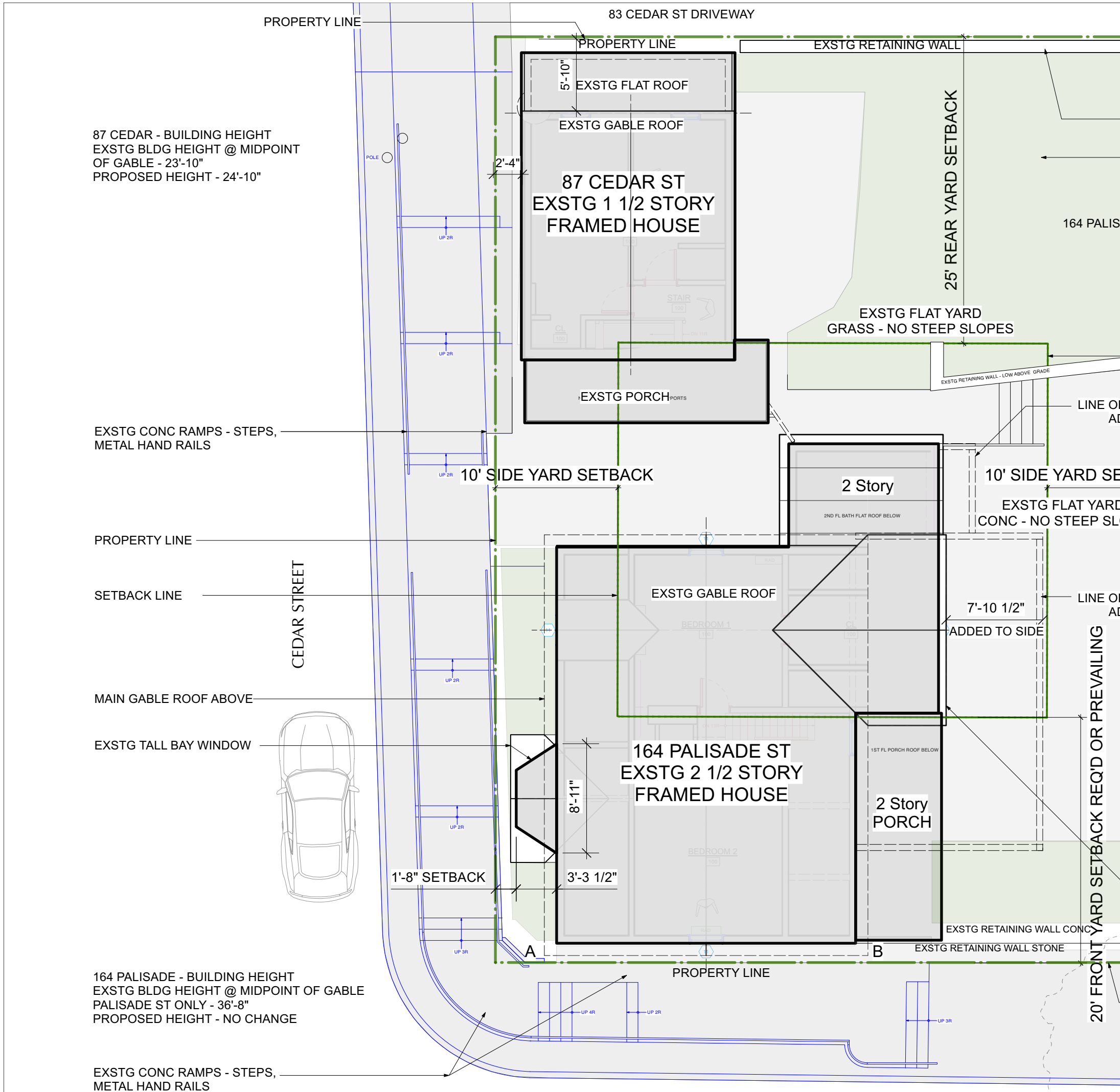
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PROJECT:  
164 PALISADE STREET  
DOBBS FERRY, NY 10522

DRAWING TITLE:  
STREETSCAPE - SITE PHOTOS

FILE NAME:	
DRAWN BY:	PG
SCALE:	As Noted
DATE:	3/20/23
PROJECT ID:	2213A
DRAWING NUMBER	T-001.00





**164 PALISADE STREET  
DOBBS FERRY, NY. 10522**

SECTION: 3.80 - 40.31  
BLOCK:  
LOT: 23, 24  
ZONING: MDR-2 + Character Guidelines for Palisade Street

SITE SURVEY:  
by SUMMIT LAND SURVEYING PC - DATED: 8/21/2020  
by SUMMIT LAND SURVEYING PC - DATED: 2/1/2023  
Added Topographic info and Spot Elevations

OWNERS OF RECORD: PALISADES 164 LLC

NOTE ON SURVEY:  
SURVEY OF PORTION OF LOTS NUMBERS 23 and 24  
AS SHOWN ON A CERTAIN MAP ENTITLED MAP OF THE VILLAGE  
OF LIVINGSTON'S LANDING, LOCATED AT VILLAGE OF DOBBS  
FERRY - TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW  
YORK.

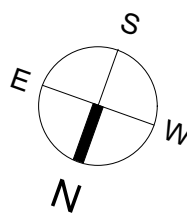
Said map is filed in the County Clerk's office, Division of Land Records,  
Westchester County, New York, on May 08, 1869 as map Number 539.

REMOVE BUILT UP WEDGE ABOVE EXSTG LOW  
STONE WALL - FROM FRONT WALL UP TO EXSTG  
LOW RETAINING WALL TO REMAIN

EXSTG LOW STONE WALL WITH CONC WALL ON TOP  
- CONC WALL TO BE REMOVED

EXSTG SIDEWALK TREE TO REMAIN

**2 EXISTING SITE PLAN**  
Scale: 1/8" = 1'-0"



## ZONING ANALYSIS

LOT AND ZONING INFORMATION				
164 PALISADE STREET - 87 CEDAR STREET DOBBS FERRY, NY 10522 SECTION - 3.80-40-31 BLOCK - LOT - 23 + 24 ZONING DISTRICT: MRD-2 (Mixed Density Residential - 2)				
GENERAL LOT DIMENSIONS	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
LOT AREA	5,000 SF MIN	4,150 SF	NO CHANGE	NO
LOT WIDTH	50'0"	55'0"	NO CHANGE	YES
LOT DEPTH	100'0"	75'4"	NO CHANGE	NO
YARD SETBACKS (PRINCIPAL STRUCTURE - 2 1/2 Story framed house)	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
FRONT	20'0" (Or Prevailing - 6'-6" ±)	1'5"	1'5"	NO
REAR	25'0"	33'5"	33'5"	YES
SIDE ONE (NORTH)	10'0"	5'2"	5'2"	NO
SIDE TWO (SOUTH)	10'0"	19'3"	-	YES
TOTAL OF TWO SIDES	20'0"	24'5"	-	NO
BUILDING HEIGHT	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
MAIN HOUSE - 164 Palisade St				
STORIES (above grade plane)	3 - (3rd fl must be setback 5' at front)	2 1/2	NO CHANGE	YES
FEET (above grade plane) to roof midpoint	42'0"	36'8"	NO CHANGE	YES
EAVE	NA	30'1"	NO CHANGE	YES
"GARAGE" - 87 Cedar St				
STORIES (above grade plane)	(3rd fl must be setback 5' at front)	1 1/2	NO CHANGE	YES
FEET (above grade plane) to roof midpoint	42'0"	23'10"	24'10"	YES
EAVE	NA	21'4"	NO CHANGE	YES
LOT COVERAGE	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
LOT AREA	5,000 SF MIN	4,150 SF	NO CHANGE	NO
BUILDING COVERAGE (164+87)	MAX 40 % of 4,150 = 1,660 SF	1,628 SF (39%)	1,738 SF (41.8%)	NO
COVERAGE, IMPERVIOUS SURFACES (Buildings + Impervious Hardscapes)	MAX 60% of 4,150 = 2,490 SF (60%)	1,628 SF + 1,519 SF = 3,147 SF (76%) See Note 1 - re: Steep Slopes	1,738 SF + 687 SF = 2,395 SF (58%)	YES
OCCUPANCY AND USE	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
CURRENT USE	MULTIPLE FAMILY	MULTIPLE FAMILY	NO CHANGE	NO CHANGE
Existing - Current Property is 3 Family with 2 units in 164 Palisade St and 1 unit in 87 Cedar St Proposed - 4 Family with 3 units in 164 Palisade St and 1 unit in 87 Cedar St				
MAIN HOUSE - 164 Palisade St		2 D.U.'s + former Garage- See Note 2	3 D.U.'s	YES
CELLAR FLOOR AREA		560 SF	560 SF	
BASMENT FLOOR AREA	Former Garage - Proposed UNIT 4	977 SF	1,170 SF	
1ST FLOOR AREA	UNIT 1	1,109 SF	1,307 SF	
2ND FLOOR AREA	UNIT 2	995 SF	1,307 SF	
ATTIC FLOOR AREA	UNIT 3	515 SF	609 SF	
MAIN HOUSE TOTAL		4,156 SF	4,963 SF	
"GARAGE" - 87 Cedar St		1 D.U.	1 D.U.	
BASMENT FLOOR AREA	UNIT 3	421 SF	NO CHANGE	
1ST FLOOR AREA	UNIT 3	421 SF	NO CHANGE	
2ND FLOOR AREA (1 1/2 FL)	UNIT 3	338 SF	NO CHANGE	
GARAGE TOTAL		1,180 SF	NO CHANGE	
GROSS FLOOR AREA - 164 Pal + 87 Ced		5,336 SF	6,133 SF	
TOTALS	3 D.U.'s + former garage at Basement - See Note 1	4 D.U.'s		YES
NOTES: 1 - Steep Slopes - Negligible area of steep slopes at the Cedar Street side of the lot - disregarded as per Dobbs Ferry Code Section - 300-34A(2)a 2 - Former Garage at Palisade St - Basement - and 87 Cedar St driveway - both blocked off (unusable) after the town put sidewalk ramps, steps and railings in front of them				

## PARKING ANALYSIS

DOBBS FERRY MULTI-FAMILY PARKING REQUIREMENTS	EXISTING	PROPOSED	SPOTS
DWELLING UNIT 1 - 164 Palisade 1 + 25 Parking Spots for Each Bedroom (2) = 1.5 SPOTS	1.5 SPOTS REQ'D .50 PARKING SPOT	1.5 SPOTS REQ'D	0
DWELLING UNIT 2 - 164 Palisade 1 + 25 Parking Spots for Each Bedroom (2) = 1.5 SPOTS	1.5 SPOTS REQ'D .50 PARKING SPOT	1.5 SPOTS REQ'D	0
DWELLING UNIT 3 - 87 Cedar 1 + 25 Parking Spots for Each Bedroom (2) = 1.5 SPOTS	1.5 SPOTS REQ'D .50 PARKING SPOT	1.5 SPOTS REQ'D	0
FOR PROPOSED DWELLING UNIT 4 - 164 Palisade 1 + 25 Parking Spots for Each Bedroom (1) = 1.25 SPOTS	UNIT DOES NOT EXIST .25 PARKING SPOT	1.25 SPOTS REQ'D	0
TOTALS	4.5 SPOTS - See Note 1	5.75 SPOTS - See Note 1	0
NOTES: 1 - Due to existing physical limitations of the site and town sidewalk ramps and railings, it is not possible to create any parking - we are across the street from the 99 Cedar St Parking Lot			

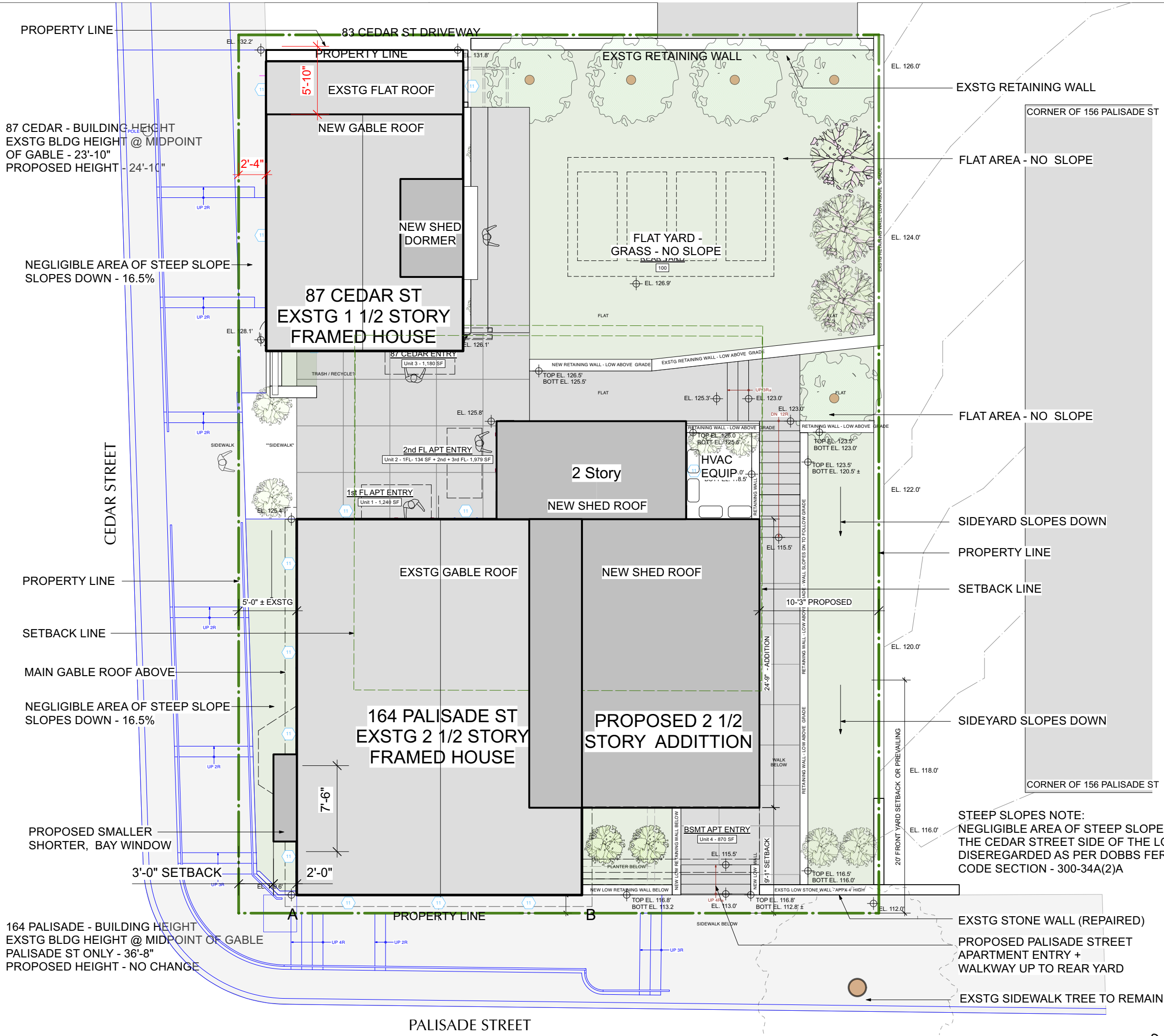
## NOTES:

### SITE PLAN NOTES:

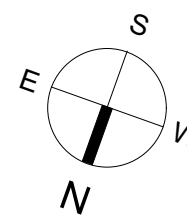
- SURVEY INFORMATION TAKEN FROM SURVEY DATED 8/29/201, BY SUMMIT LAND SURVEYING.
- THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.

### VILLAGE NOTES:

- ALL WORK TO CONFORM TO THE SATISFACTION OF THE BUILDING INSPECTOR
- PROVIDE RETAINING WALLS ON ALL SLOPES EXCEEDING (1) FOOT VERTICAL ON (1 1/2) FEET HORIZONTAL.
- THE BUILDER SHALL FURNISH 6" PERFORATED CMP ENCASED IN STONE WHEREVER DIRECTED BY THE BUILDING INSPECTOR.
- SWALES TO BE INSTALLED AS DIRECTED BY THE BUILDING INSPECTOR.
- ALL GRADING TO BE PERFORMED TO CREATE POSITIVE DRAINAGE.
- ALL DRIVEWAYS SLOPING DOWN TO GARAGES SHALL HAVE A DRAIN INLET WITH A PIPE EXTENDING BEYOND THE REAR OF THE HOUSE TO CARRY RAIN RUN-OFF.
- ALL DRIVEWAYS SLOPING DOWN SHALL RISE 6" THE FIRST 5' AND THEN SLOPE DOWN.
- "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
- OWNER OR CONTRACTOR SHALL NOTIFY BUILDING INSPECTOR PRIOR TO CHANGES OR MODIFICATIONS TO THE APPROVED PLANS.
- ROCK REMOVAL BY BLASTING SHALL BE IN ACCORDANCE WITH CHAPTER 125 OF THE VILLAGE CODE.
- FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NY LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
- BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY WARRANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.



**1 PROPOSED SITE PLAN**  
Scale: 1/8" = 1'-0"  
SITE LANDSCAPE AND LIGHTING PLAN - SEE SHEET S-002.00  
STORMWATER MANAGEMENT DESIGN PLANS - SEE SHEET SW-1



## NOTES:

### CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE & OTHER PROTECTIVE MEASURES AS REQUIRED AT LIMITS OF CONSTRUCTION.
  - AREAS OF PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE PROTECTED FROM OVER-COMPACTION DURING CONSTRUCTION. AREAS SHALL BE FENCED OFF DURING CONSTRUCTION OR THE AREA SHOULD BE DE-COMPACTED PRIOR TO INSTALLATION OF THE INFILTRATION UNITS.
  - EXCAVATE FOR FOOTINGS AND SWRS, PREPARE GRADE FOR SLAB.
  - INSTALL SWRS, REINFORCING & FORMWORK FOR FOOTINGS.
  - INSTALL C.I.P. CONCRETE FOOTINGS.
  - CONSTRUCT PROPOSED PORTE-COCHERE, GARAGE, AND BUILDING ADDITIONS.
  - COMPLETE ALL FINISHES, DOORS, WINDOWS, FIXTURES, HARDWARE & EQMT.
  - PROPOSED GUTTER LEADERS SHALL BE CONNECTED TO SWRS.
- NOTE: THE SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

### UTILITIES:

- CONTRACTOR TO VERIFY LOCATION OF PUBLIC UTILITIES AND PROVIDE PROTECTION IF /AS REQ'D.
- CONTRACTOR TO COORDINATE SHUT OFF AND/OR DISCONNECTION OF UTILITIES IF /AS REQUIRED.
- NO EXTG UTILITIES TO BE IMPACTED. NO EXTG UTILITIES RUN THROUGH AREA OF NEW WORK.
- A CODE 53 WILL BE CALLED IN PRIOR TO CONSTRUCTION FOR SURVEY OF EXTG UNDERGROUND UTILITIES.

### LANDSCAPING NOTES

- ALL LANDSCAPING OUTSIDE OF WORK AREA IS EXISTING TO REMAIN. ALL PLANTINGS INDICATED ON SITE PLAN ARE EXISTING TO REMAIN UNLESS NOTED.
- REMOVE TOPSOIL AT DISTURBED WORK AREA AND STORE ON SITE. REPLACE REFURBISH TOPSOIL AT COMPLETION AND RE-SOD LAWN AS NEEDED.
- NO TREES ARE PROPOSED TO BE REMOVED UNDER THIS APPLICATION EXCEPT AS INDICATED. EXCAVATE BY HAND WHERE REQUIRED TO PROTECT ROOT SYSTEMS OF EXISTING TREES.
- UNLESS OTHERWISE DIRECTED, REMOVE EXISTING PLANTINGS AND SHRUBS BY HAND AND PROPERLY STORE ON SITE FOR REPLANTING UNDER SEPARATE APPLICATION

### GENERAL SITE PLAN NOTE:

- PREPARATION OF STORMWATER MANAGEMENT PLAN, EROSION CONTROL, LOCATION OF CONSTRUCTION LIMITS, SILT FENCE, SOIL STOCKPILE, ANTI-TRACKING PAD, AND OTHER SITE PROTECTION DETAILS CURRENTLY UNDERWAY BY HUDSON ENGINEERING & CONSULTING PC. TO BE SUBMITTED AS PART OF PUBLIC HEARING PLANNING BOARD DRAWING SET AND SUBMITTAL.
- ALL EXISTING TREES AND LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED

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NO. REVISIONS DATE



NO. ISSUE DATE

1A	INITIAL PERMIT FILING	9/22/22
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3B	PB-AHRB SUBMISSION	3/20/23

APPLICATION # A 2022 - 0449

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### PROJECT:

164 PALISADE STREET  
DOBBS FERRY, NY 10522

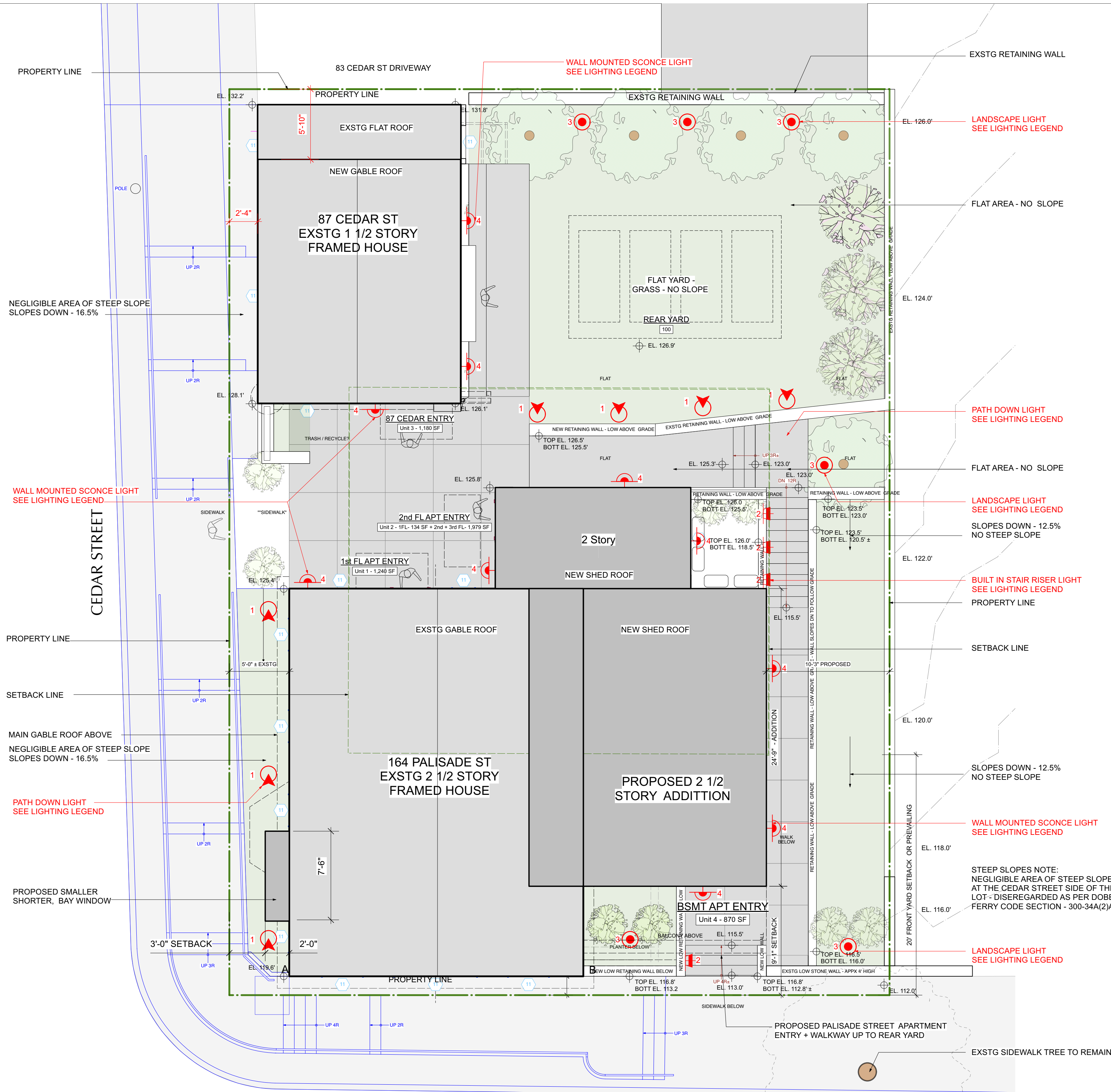
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SITE PLANS - ZONING

### FILE NAME:

DRAWN BY:	PG	DRAWING NUMBER
SCALE:	1/8" = 1'-0"	S-001.00
DATE:	3/20/23	
PROJECT ID:	2213A	





**PRELIMINARY LIGHTING PLAN LEGEND**

- 1 PATH LIGHT  
- B-K LIGHTING - LITESTICK LED  
CAP C, SATIN BRONZE COLOR
- 2 BUILT-IN WALL OR RISER LIGHT  
- B-K LIGHTING - BRICK STAR LED  
CORE DRILL, SATIN BRONZE COLOR
- 3 LANDSCAPE LIGHT  
- B-K LIGHTING - DELTA START LED  
SATIN BRONZE COLOR
- 4 HOUSE WALL SCONCE  
- B-K LIGHTING - CATSKILL: LED  
SATIN BRONZE COLOR
- SECURITY FLOODLIGHT (AND  
OPTIONAL CAMERA) - B-K DELTA  
STAR: WIDE FLOOD, 8W WARM  
WHITE LED, MITIQUE (AGED)  
BRASS FINISH

NOTE: ALL EXTERIOR LIGHT FIXTURES SHALL COMPLY  
WITH VILLAGE EXTERIOR LIGHTING CODE  
REQUIREMENTS (300-41), INCLUDING THE USE OF FULL  
CUTOFF STYLE FIXTURES WITH LIGHT LEVELS WITHIN  
THE LIMITS SET BY THE CODE.

TREE "REMOVAL" SCHEDULE		
There are NO existing trees or shrubs - only grass/weeds		
ID	Type	Diameter ABH
NA	NA	NA

TREE NOTE:  
ALL TREE RELATED WORK TO COMPLY WITH DOBBS FERRY  
TREE VALUATION (300-51 i) AND LOCAL LAW 1-2022

PRELIMINARY PLANTING SCHEDULE		
As indicated on Proposed Landscape + Lighting Plan		
Common Name	Botanical Name	Native
ORNAMENTAL TREES		
Little King River Birch	Betula nigra	Yes
SHRUBS		
Rhododendron	Rhododendron roseum elegans	Yes
Winter berry	Ilex verticillata	Yes

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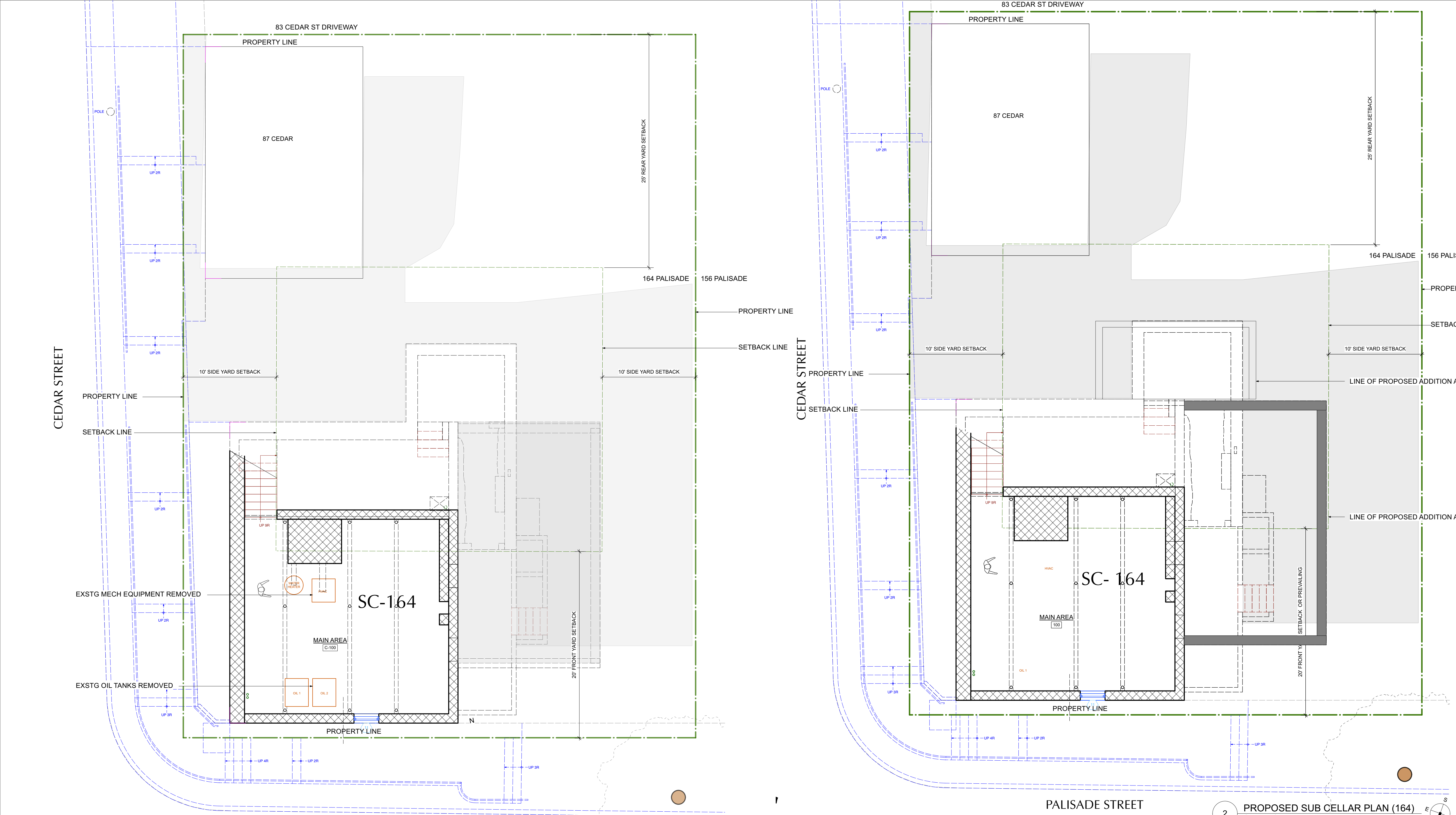
**PROJECT:**  
164 PALISADE STREET  
DOBBS FERRY, NY 10522

**DRAWING TITLE:**  
LANDSCAPE + LIGHTING PLAN

**FILE NAME:**

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<b>SCALE:</b>	1/8" = 1'-0"	<b>S-002.00</b>
<b>DATE:</b>	3/20/23	
<b>PROJECT ID:</b>	2213A	





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**DEMOLITION PLAN LEGEND**

- EXISTING STONE WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING EXTERIOR FRAME WALL TO REMAIN
- EXISTING INTERIOR FRAME WALL TO REMAIN
- EXISTING EXTERIOR WALL TO BE REMOVED
- EXISTING INTERIOR WALL TO BE REMOVED
- EXISTING OBJECT TO BE REMOVED

**NOTE: ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.**

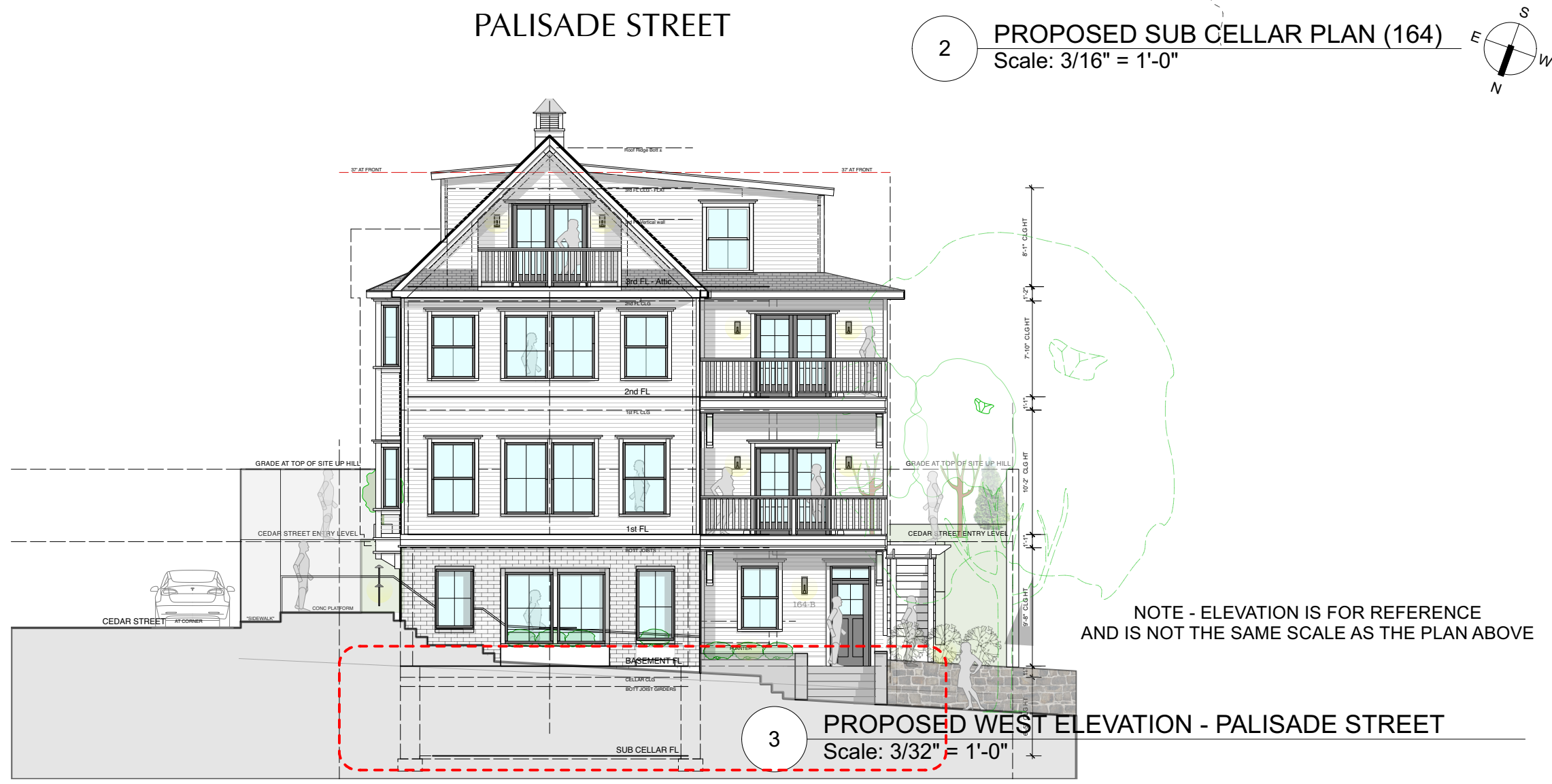
**CONSTRUCTION PLAN LEGEND**

- EXISTING STONE WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING EXTERIOR FRAME WALL TO REMAIN
- EXISTING INTERIOR FRAME WALL TO REMAIN
- NEW MASONRY WALL
- NEW C.I.P. CONCRETE WALL
- NEW EXTERIOR FRAME WALL
- NEW INTERIOR FRAME WALL
- OBJECTS ABOVE
- WINDOW ID
- DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY
- EXTERIOR ELEVATION KEY
- DETAIL KEY
- INTERIOR ELEVATION KEY

**NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION**

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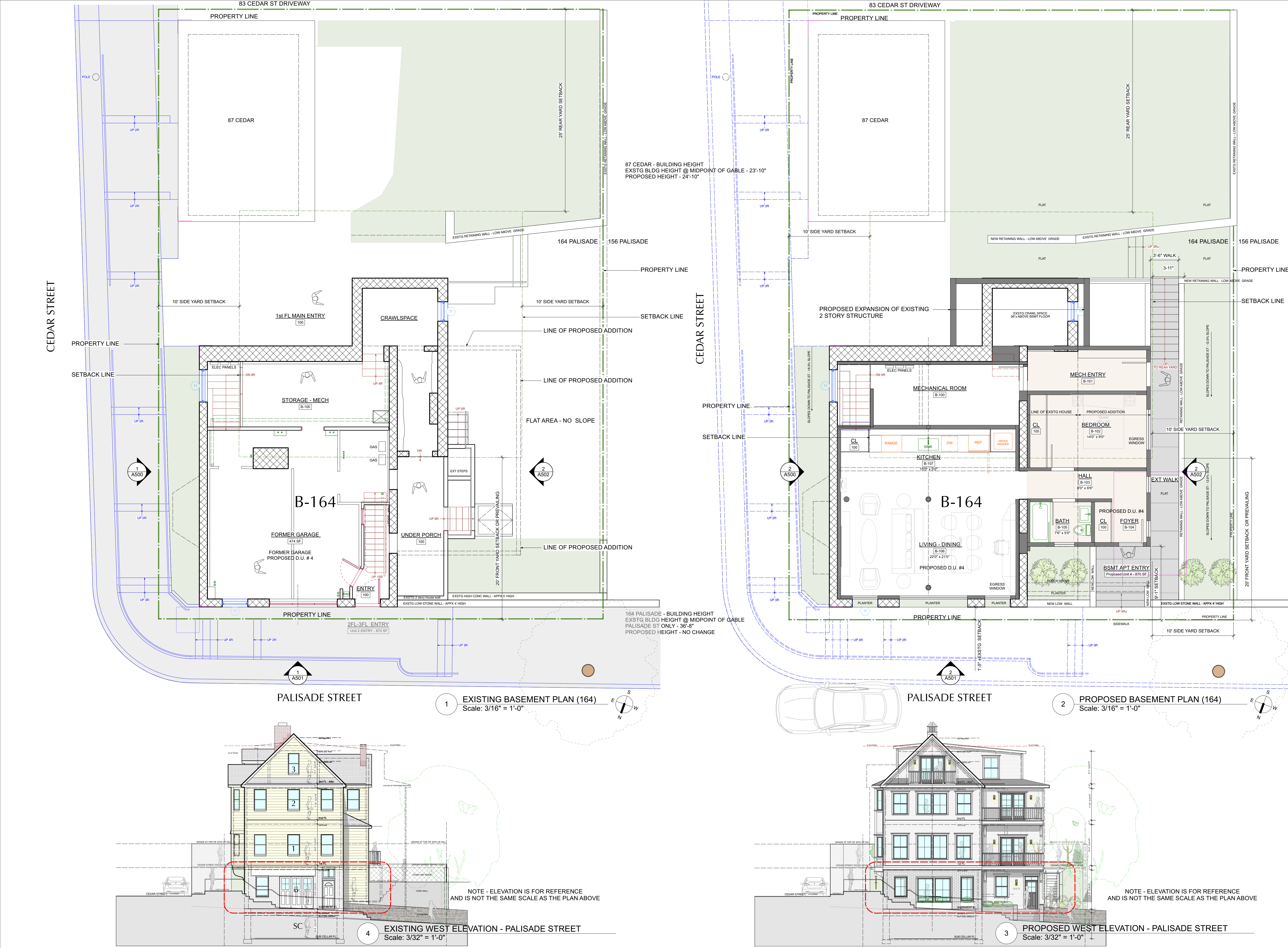
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164 PALISADE STREET  
DOBBS FERRY, NY 10522

**DRAWING TITLE:**  
SUB CELLAR FLOOR PLANS

**FILE NAME:**

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<b>SCALE:</b>	3/16" = 1'-0"	<b>A-101.00</b>
<b>DATE:</b>	3/20/23	
<b>PROJECT ID:</b>	2213A	





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- EXISTING OBJECT TO BE REMOVED

**NOTE: ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.**

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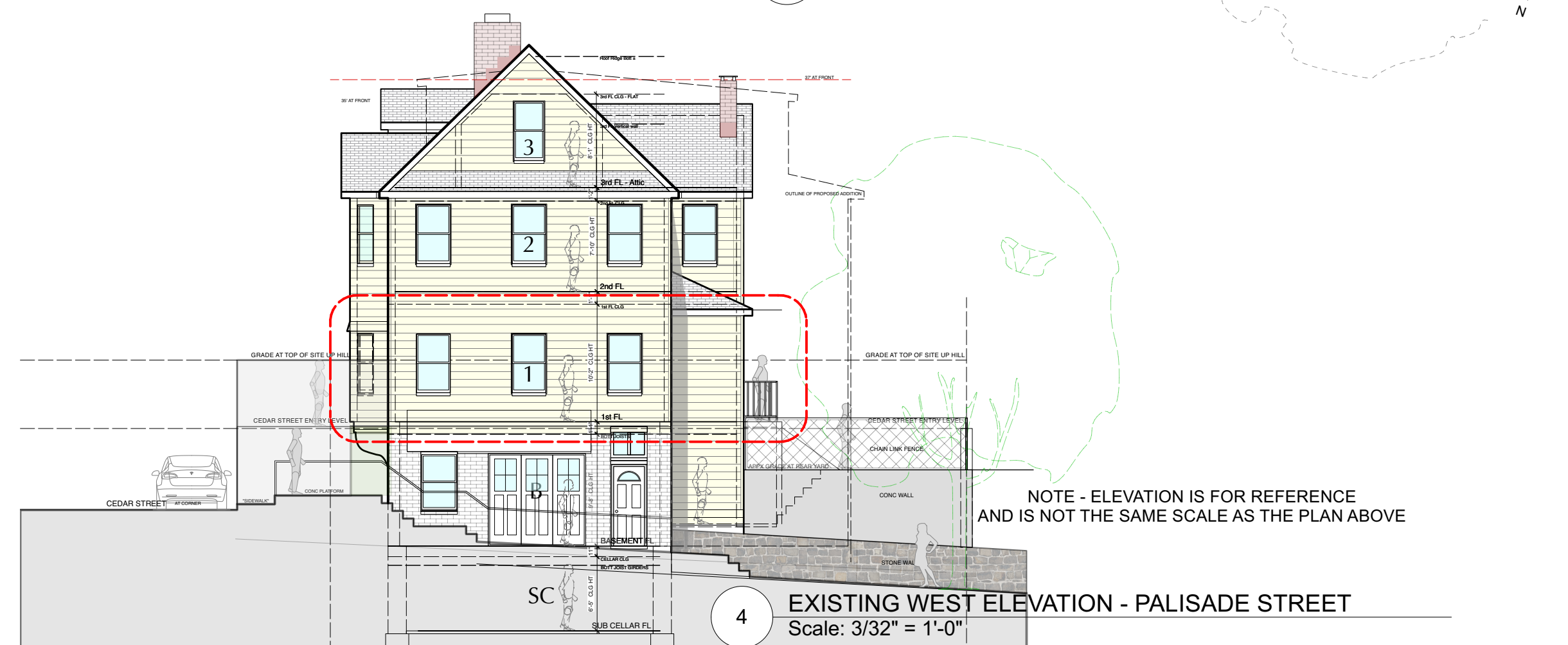
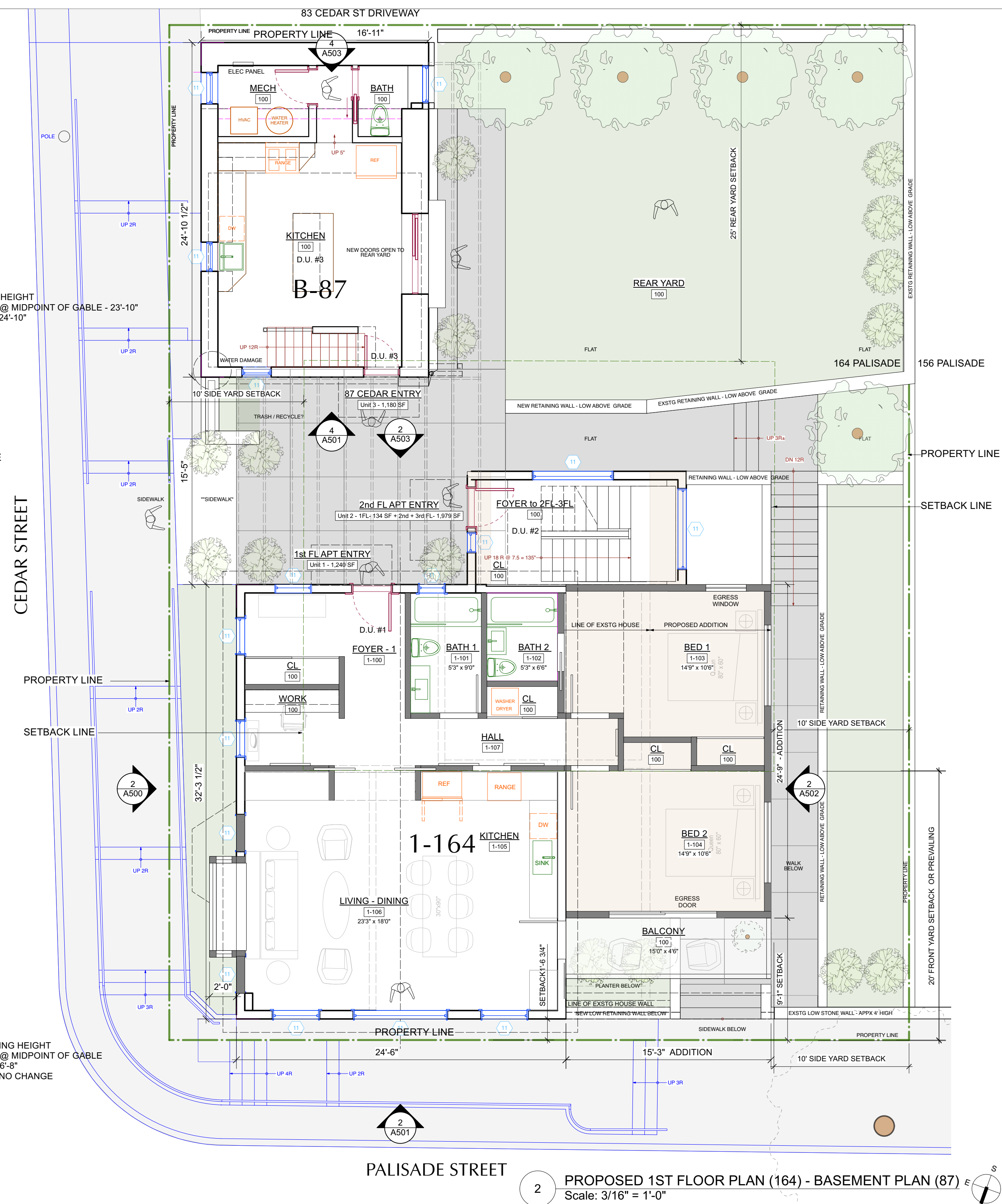
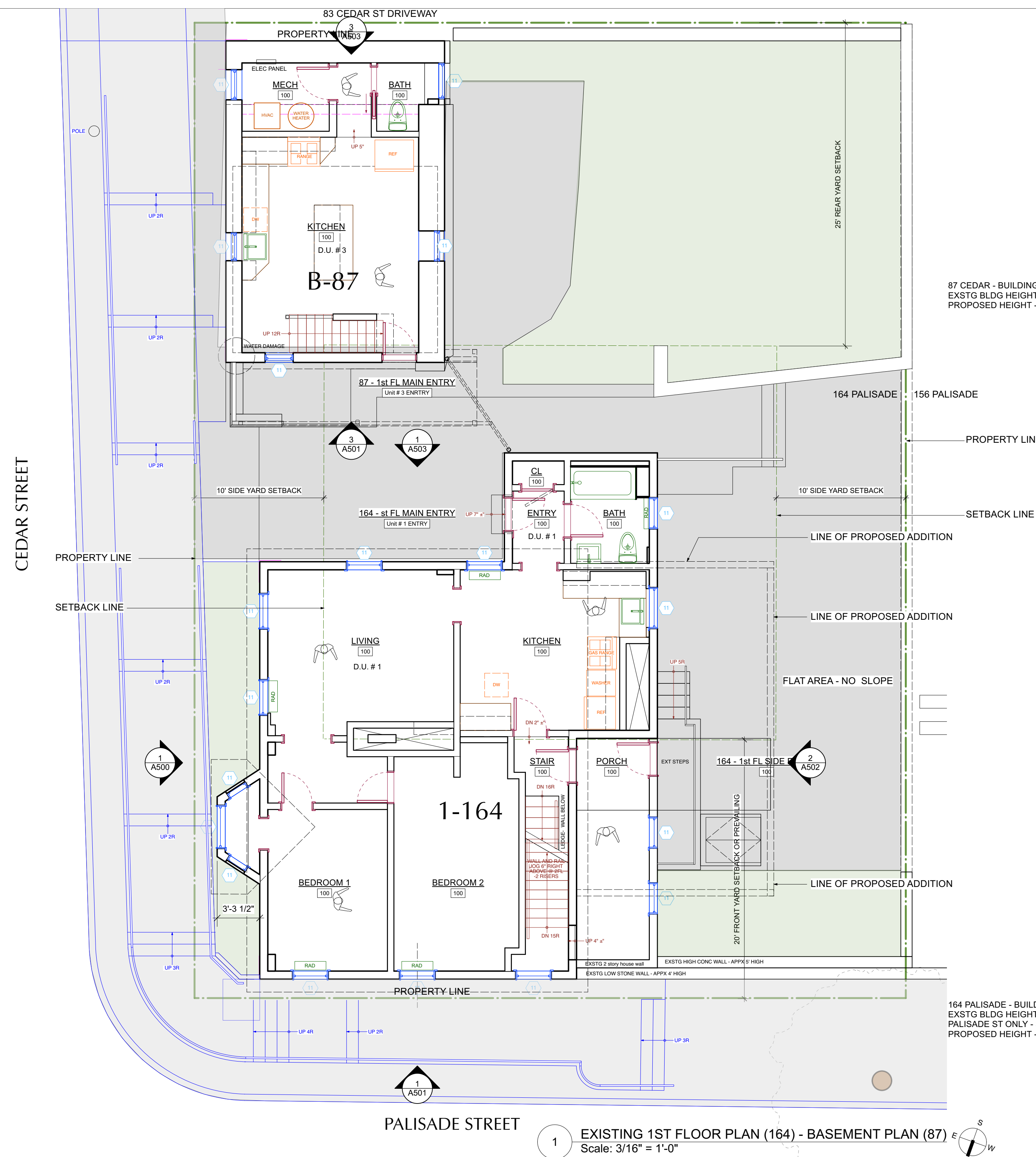
**PROJECT:**  
164 PALISADE STREET  
DOBBS FERRY, NY 10522

**DRAWING TITLE:**  
BASEMENT FLOOR PLANS
























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DATE:	3/20/23	
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DEMOLITION PLAN LEGEND	
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	EXISTING INTERIOR FRAME WALL TO REMAIN
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	EXISTING INTERIOR WALL TO BE REMOVED
	EXISTING OBJECT TO BE REMOVED
NOTE: ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.	
CONSTRUCTION PLAN LEGEND	
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	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
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	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
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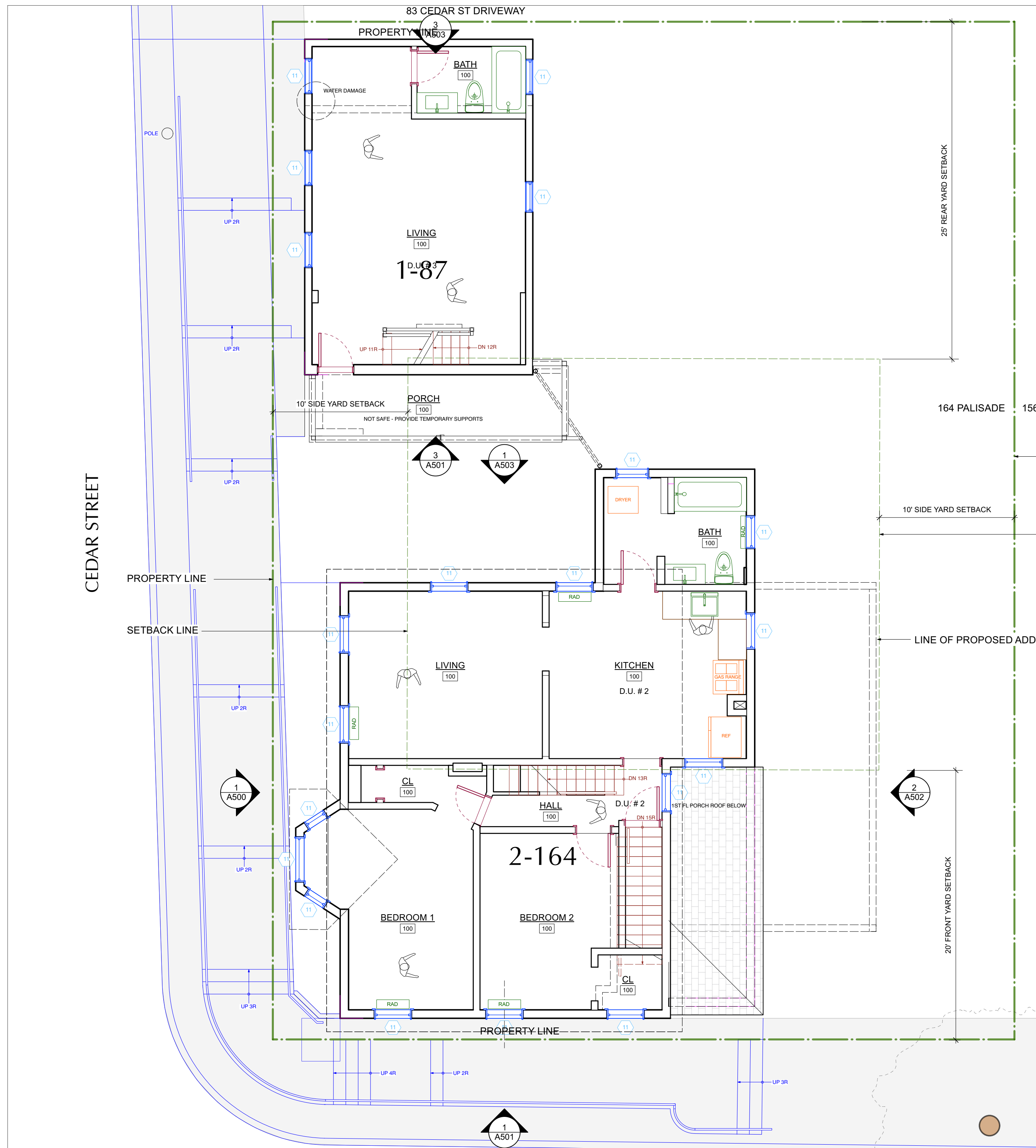
PROJECT:

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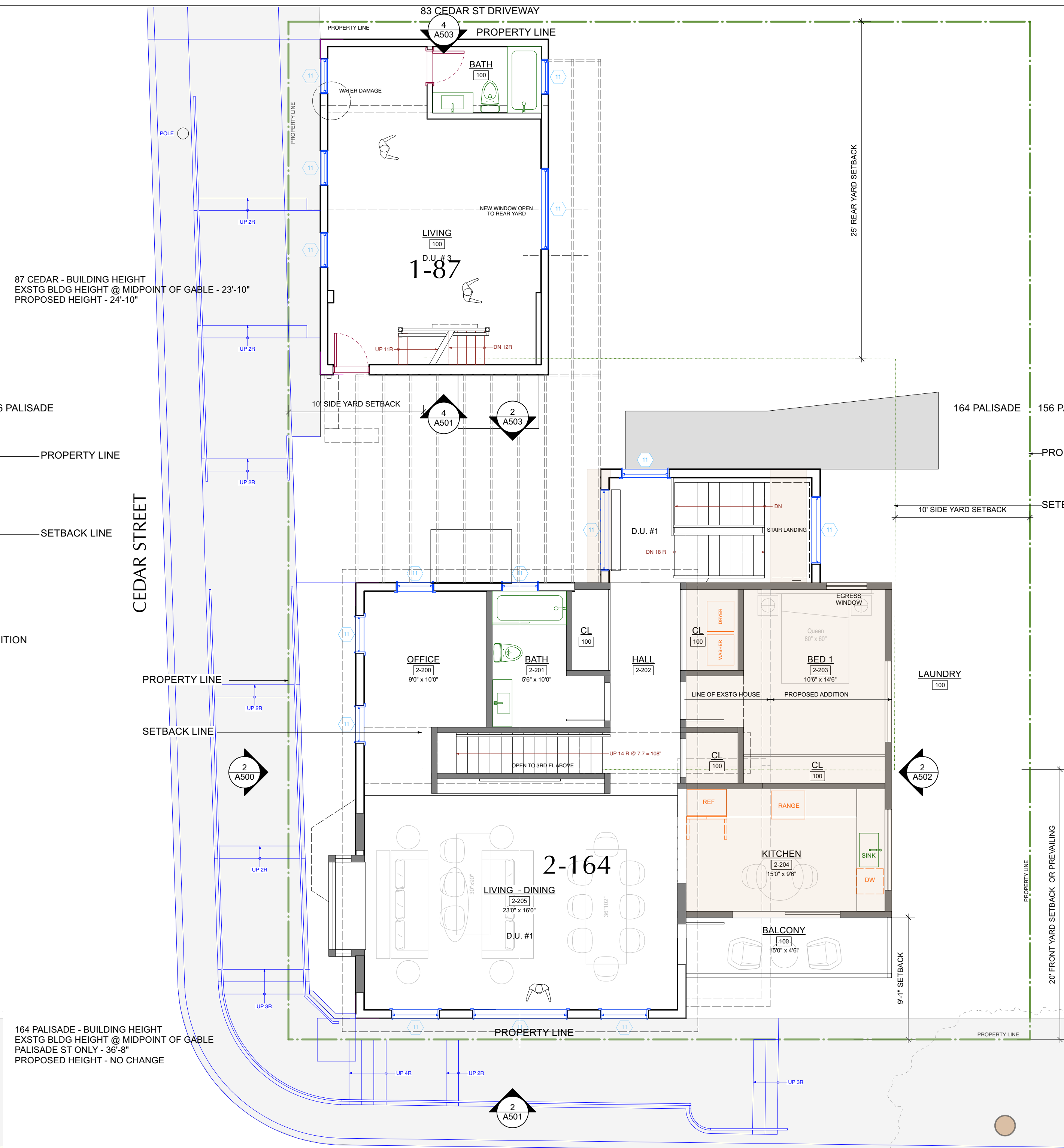
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DRAWING NUMBER	
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DATE:	3/20/23
PROJECT ID:	2213A

A-103.00

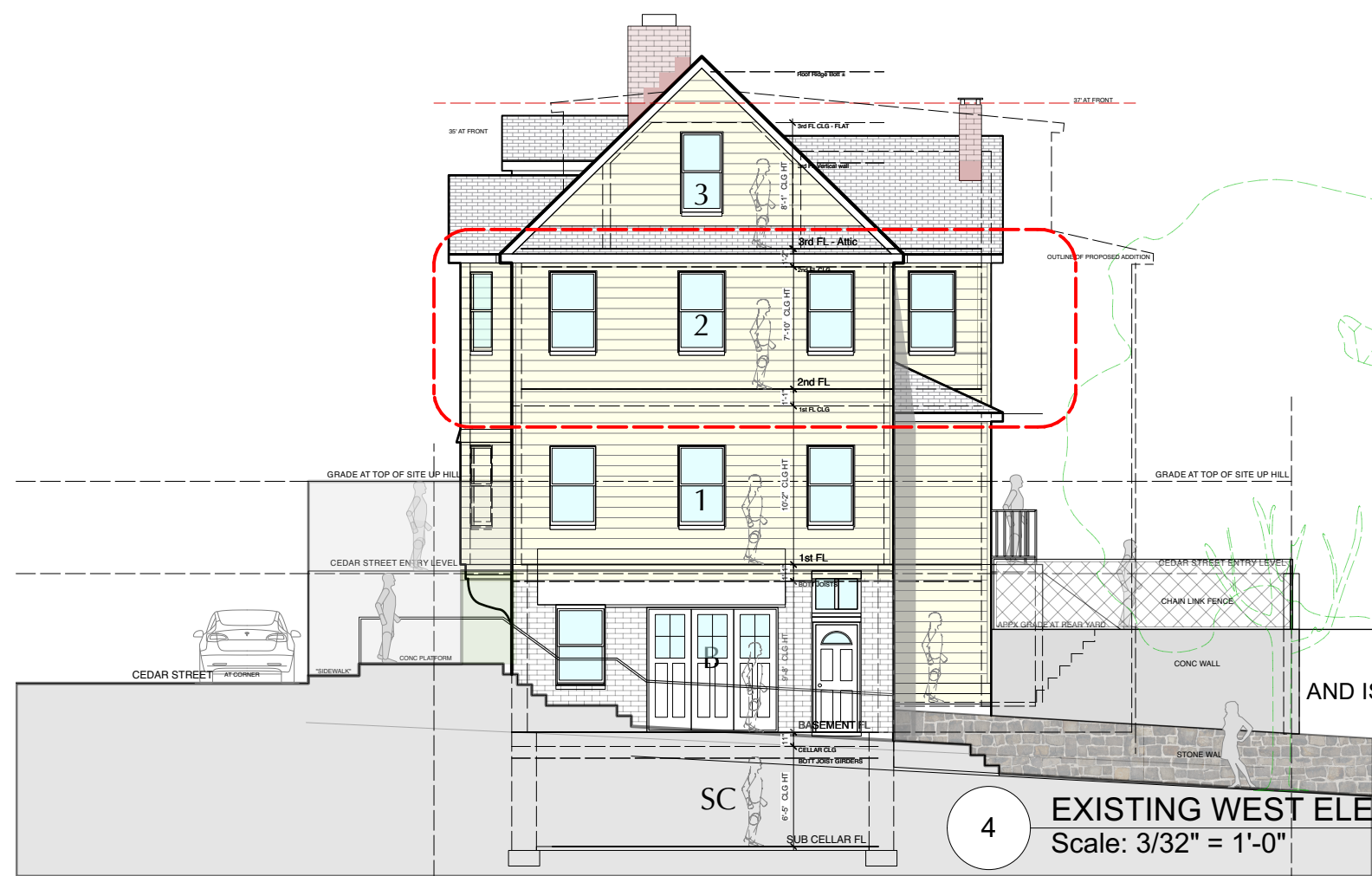




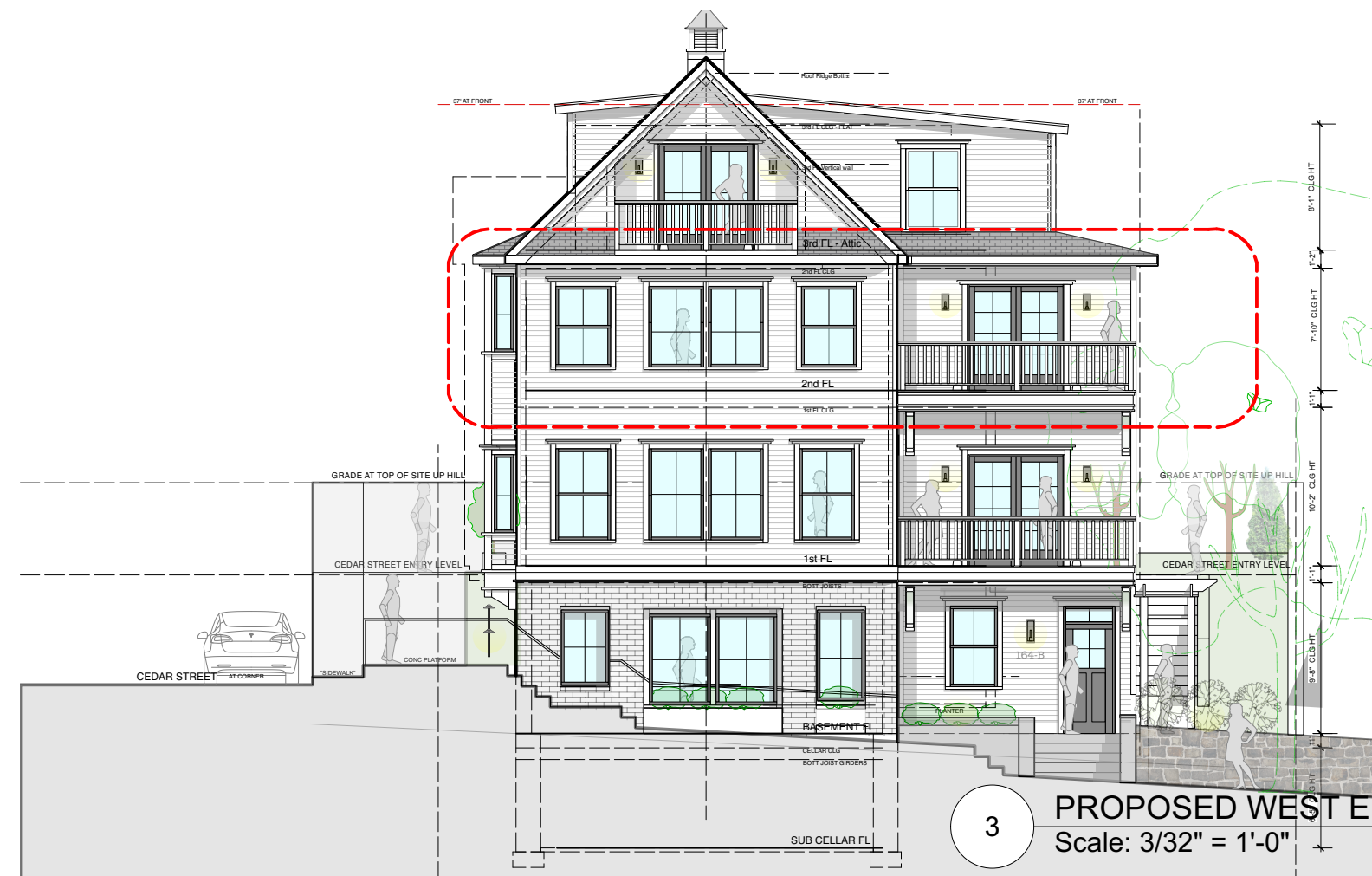
1 EXISTING 2ND FLOOR PLAN (164) - 1st FL (87)  
Scale: 3/16" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN (164) - 1st FL (87)  
Scale: 3/16" = 1'-0"



4 EXISTING WEST ELEVATION - PALISADE STREET  
Scale: 3/32" = 1'-0"



3 PROPOSED WEST ELEVATION - PALISADE STREET  
Scale: 3/32" = 1'-0"

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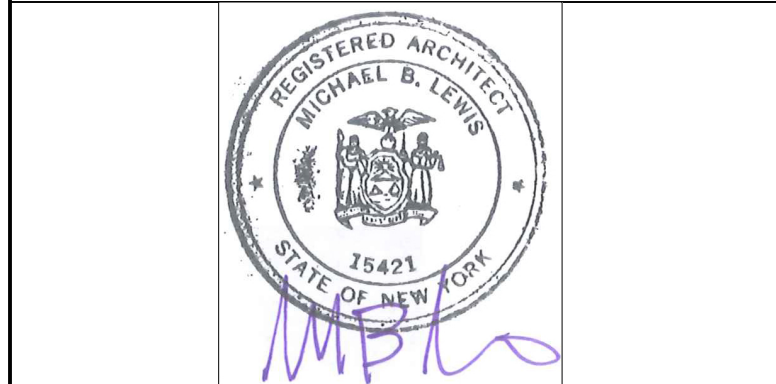
**NOTE: ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.**

**CONSTRUCTION PLAN LEGEND**

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PROJECT:  
164 PALISADE STREET  
DOBBS FERRY, NY 10522

DRAWING TITLE:  
2ND FLOOR PLANS

FILE NAME:

DRAWN BY: PG DRAWING NUMBER

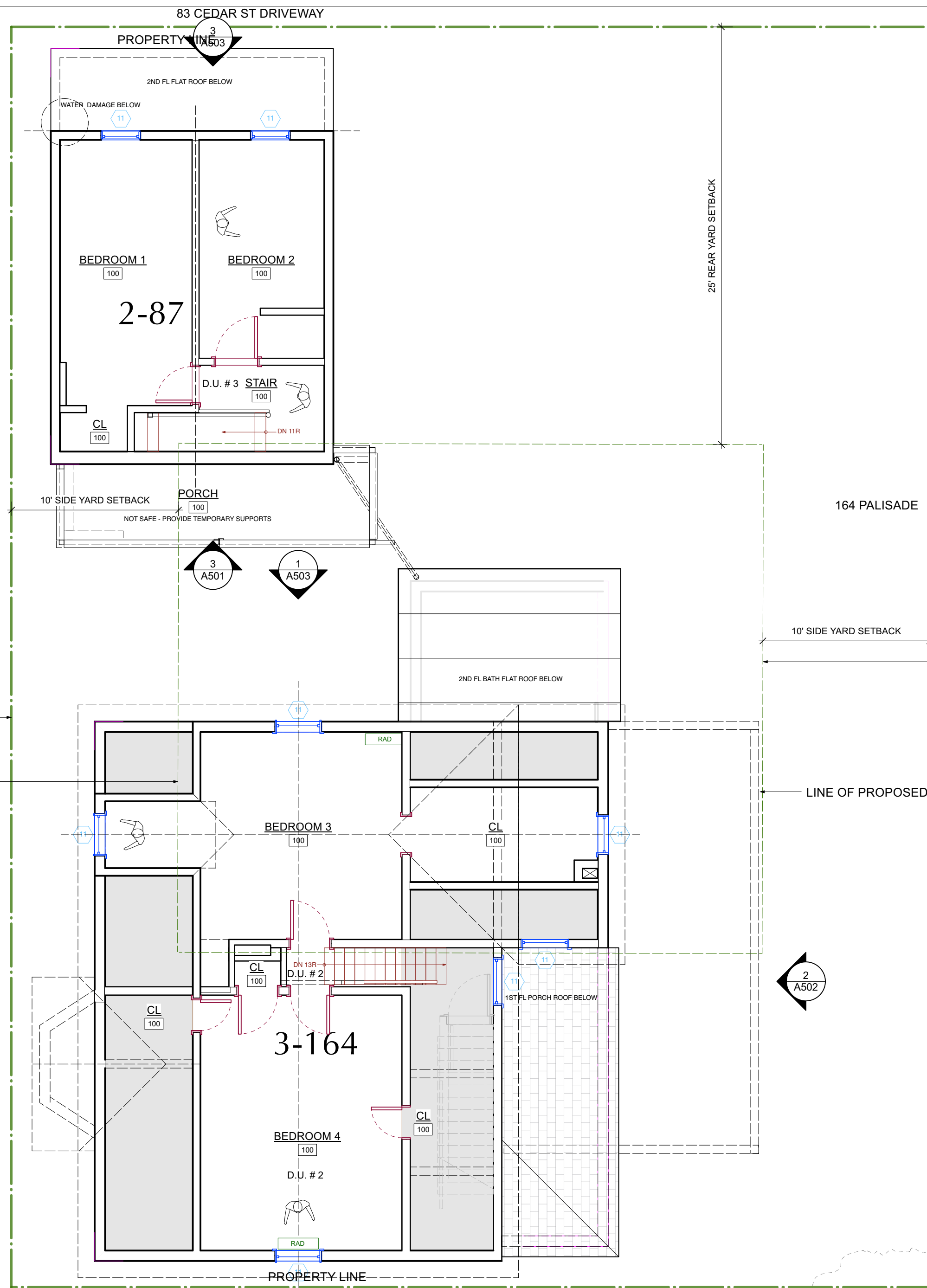
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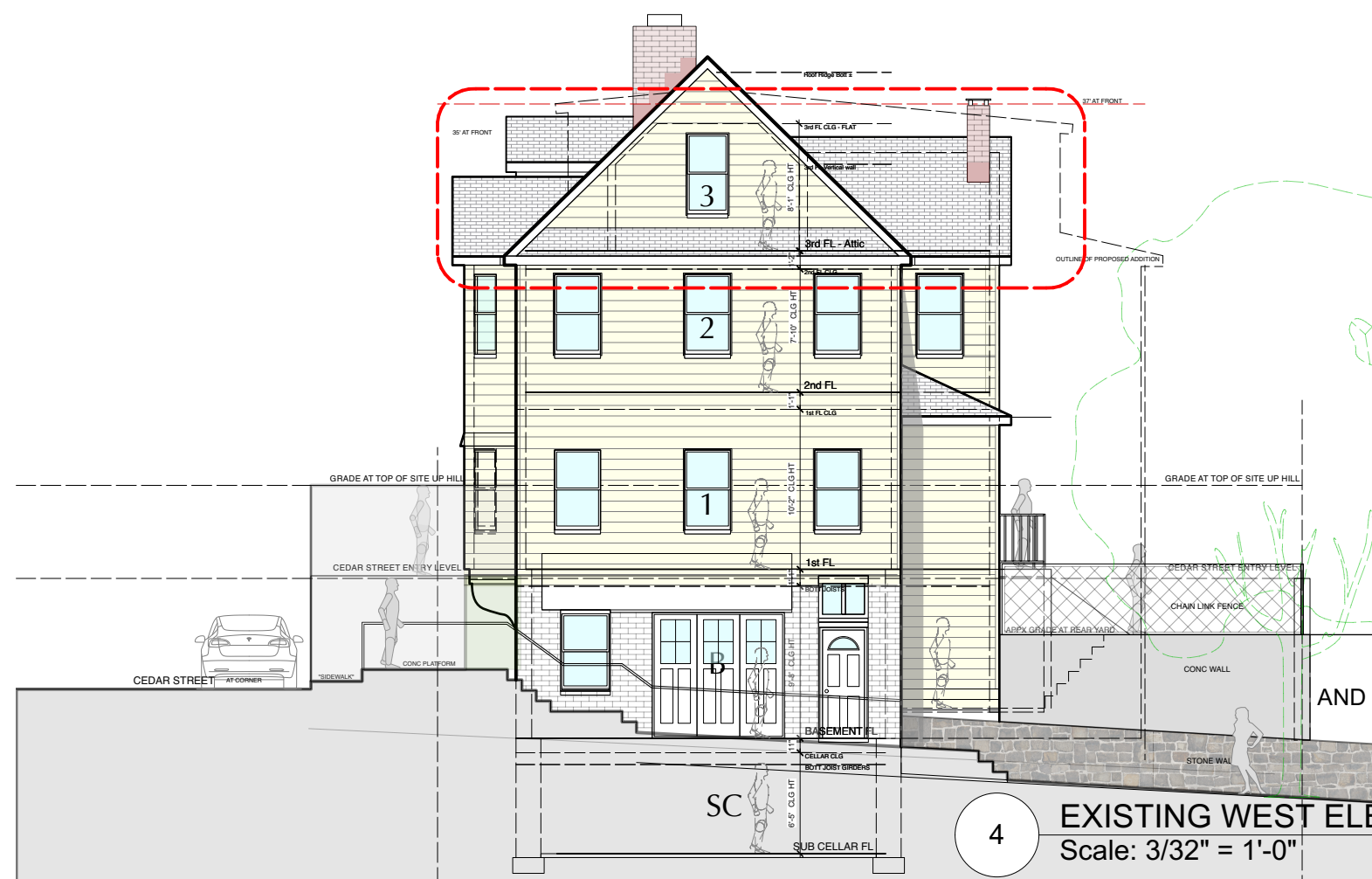
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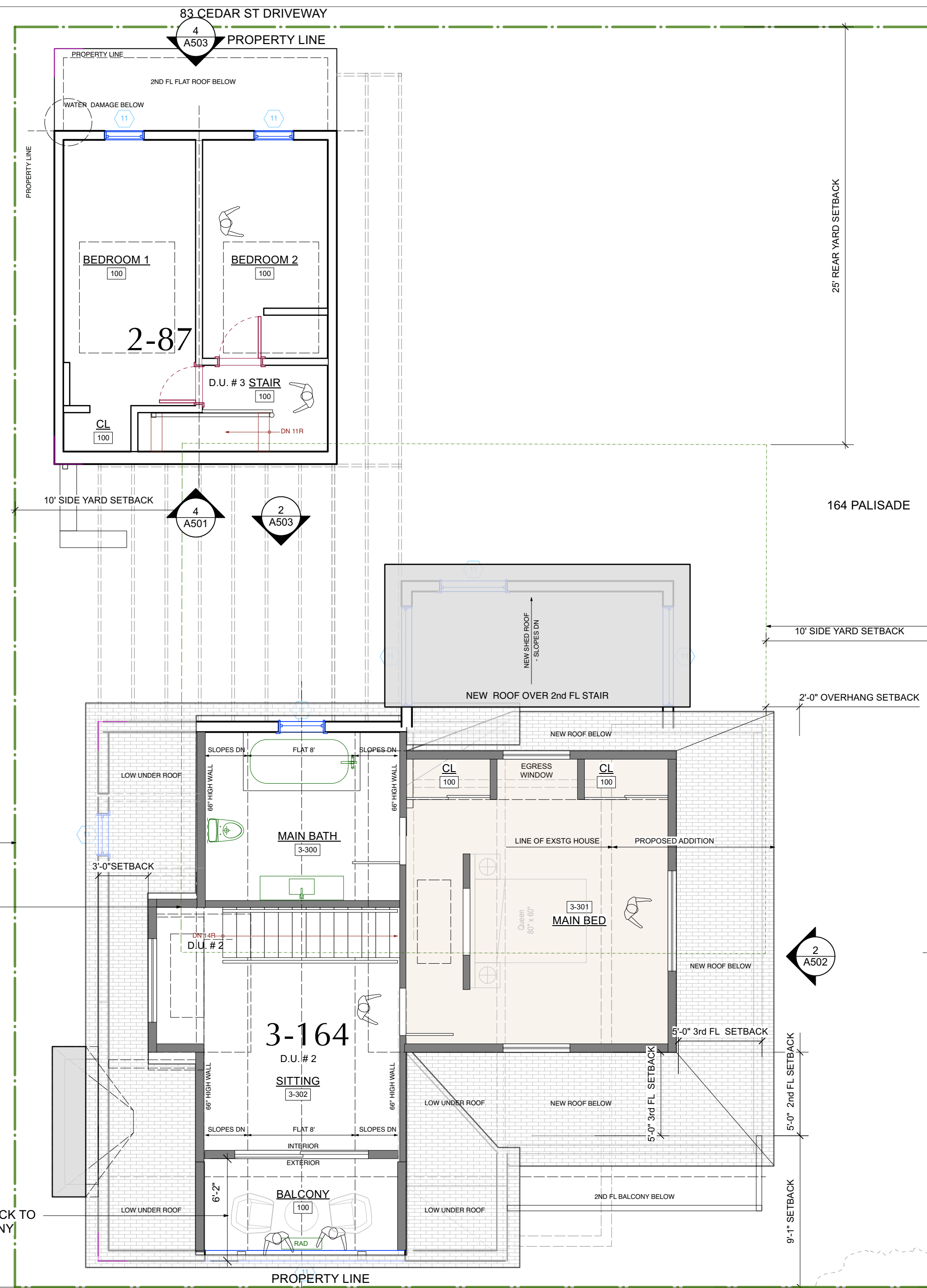
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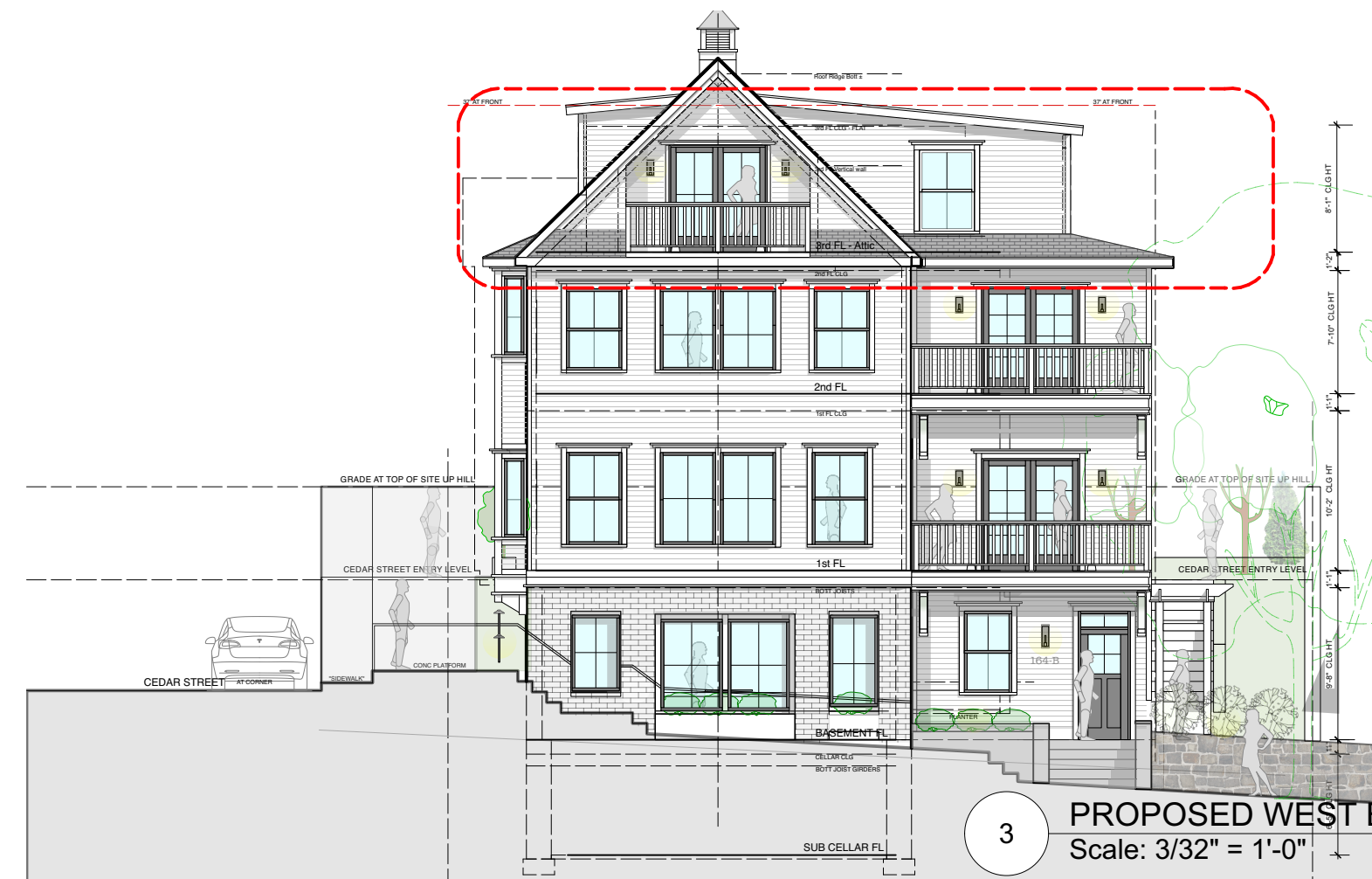
4 EXISTING WEST ELEVATION - PALISADE STREET  
Scale: 3/32" = 1'-0"

87 CEDAR - BUILDING HEIGHT  
EXSTG BLDG HEIGHT @ MIDPOINT OF GABLE - 23'-10"  
PROPOSED HEIGHT - 24'-10"

164 PALISADE - BUILDING HEIGHT  
EXSTG BLDG HEIGHT @ MIDPOINT OF GABLE  
PALISADE ST ONLY - 36'-8"  
PROPOSED HEIGHT - NO CHANGE



1 PROPOSED 3RD FLOOR PLAN (164) - 2nd FL (87)  
Scale: 3/16" = 1'-0"



3 PROPOSED WEST ELEVATION - PALISADE STREET  
Scale: 3/32" = 1'-0"

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CONSTRUCTION PLAN LEGEND	
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PROJECT:

164 PALISADE STREET  
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DRAWING TITLE:

3RD FLOOR PLANS

FILE NAME:

DRAWN BY: PG DRAWING NUMBER

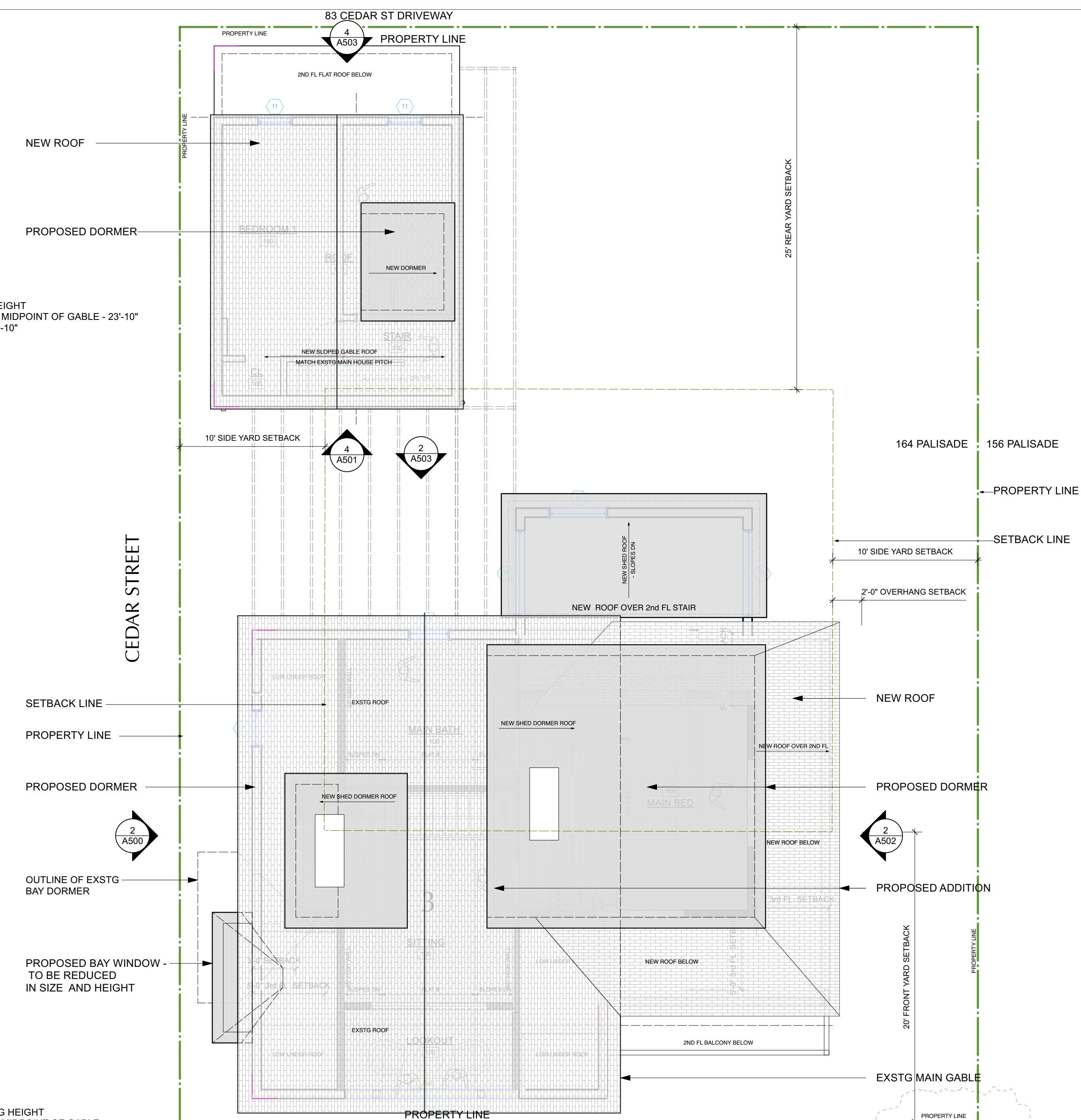
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DATE: 3/20/23

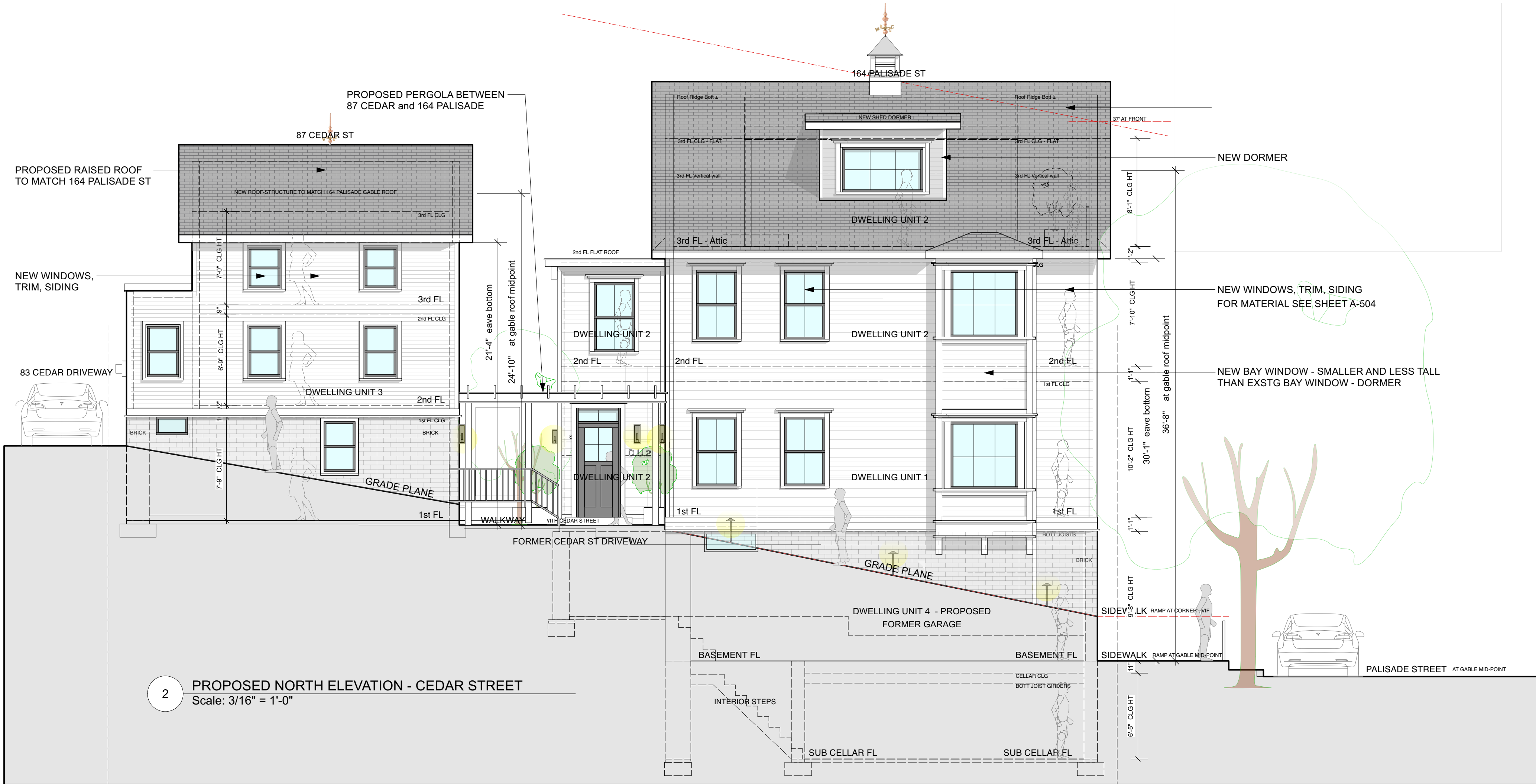
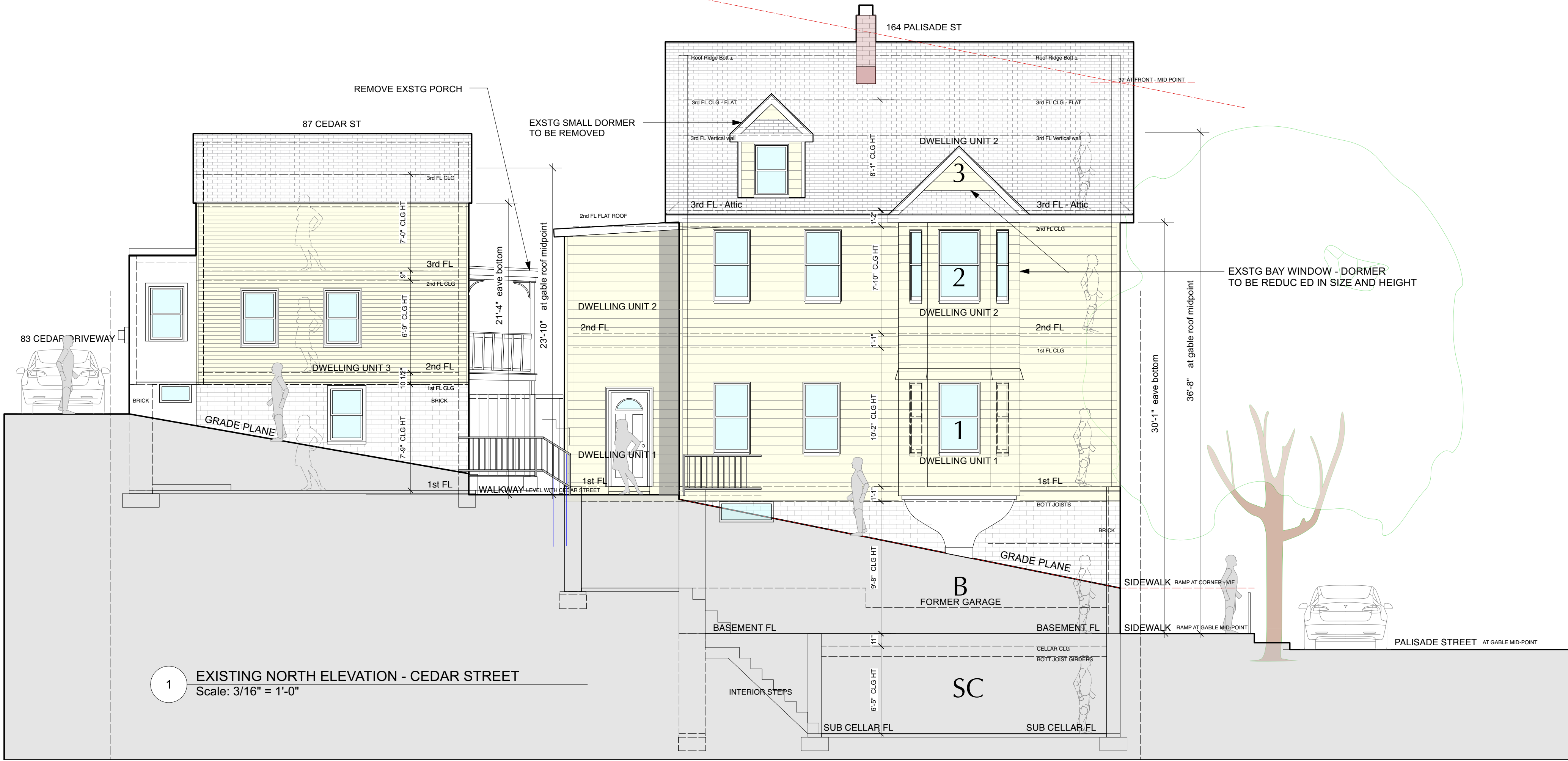
PROJECT ID: 2213A

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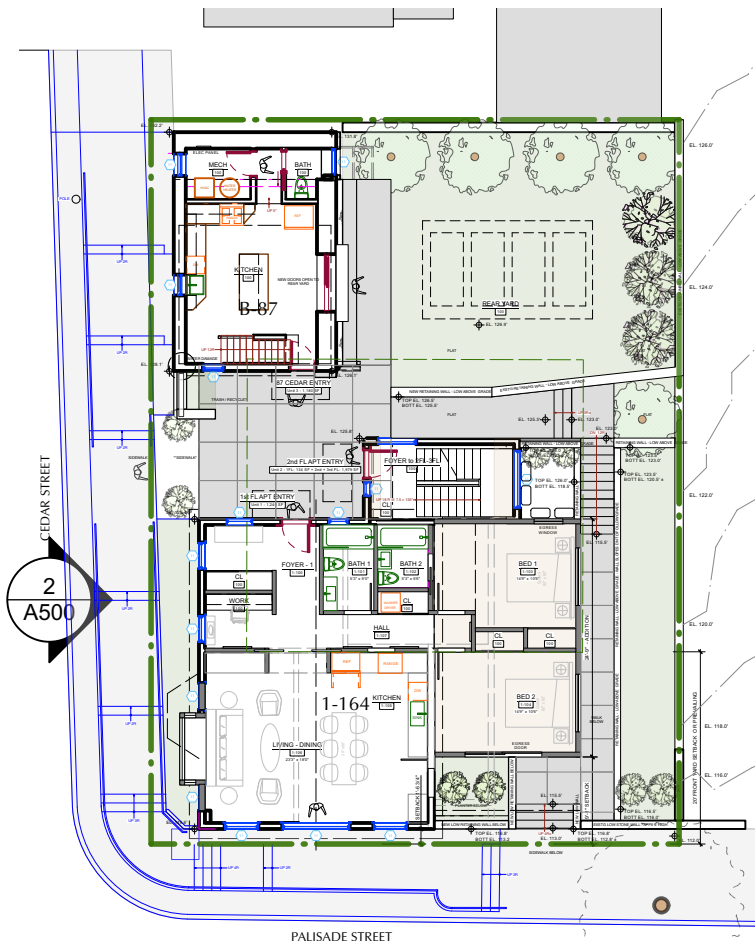


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KEY PLAN - ELEVATIONS  
Scale: Not to Scale

NO. REVISIONS DATE



NO. ISSUE DATE

1A	INITIAL PERMIT FILING	9/22/22
1B	INITIAL PERMIT FILING - REVISED	11/3/22
1C	INITIAL PERMIT FILING - REVISED	11/10/22
2A	ZONING BOARD OF APPEALS	12/6/22
2B	ZBA PRESENTATION	1/10/23
3A	PB-AHRB PRE-SUBMISSION	2/7/23
3B	PB-AHRB SUBMISSION	3/20/23

APPLICATION # A 2022 - 0449

Michael Lewis Architects PC

145 Palisade St. Suite # 307  
Dobbs Ferry, NY 10522  
tel 914-231-7700, fax 914-231-7701  
info@mlarchitect.com  
www.mlarchitect.com

PROJECT:

164 PALISADE STREET  
DOBBS FERRY, NY 10522

DRAWING TITLE:

NORTH ELEVATIONS - Cedar St

FILE NAME:

DRAWN BY: PG

DRAWING NUMBER

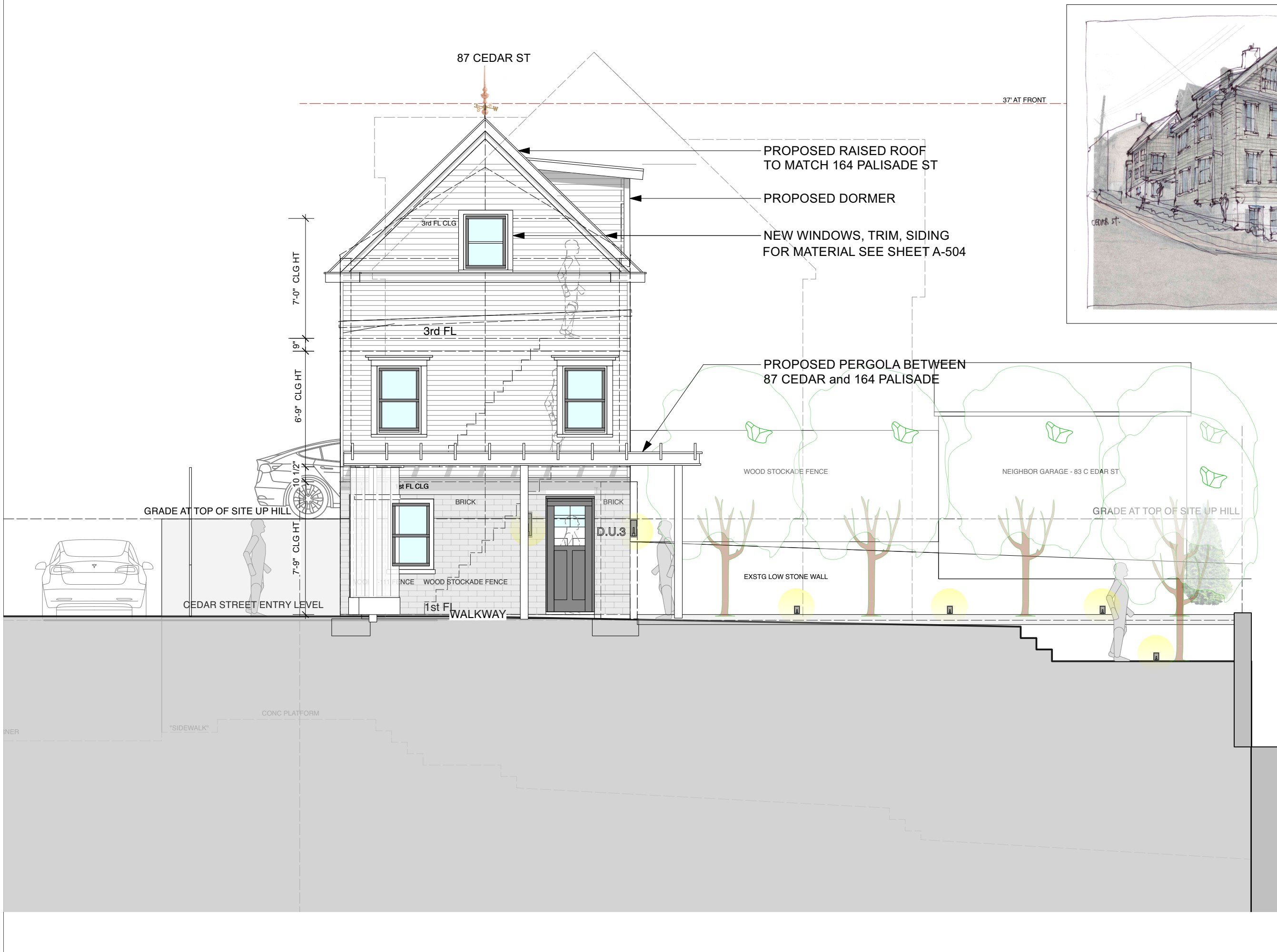
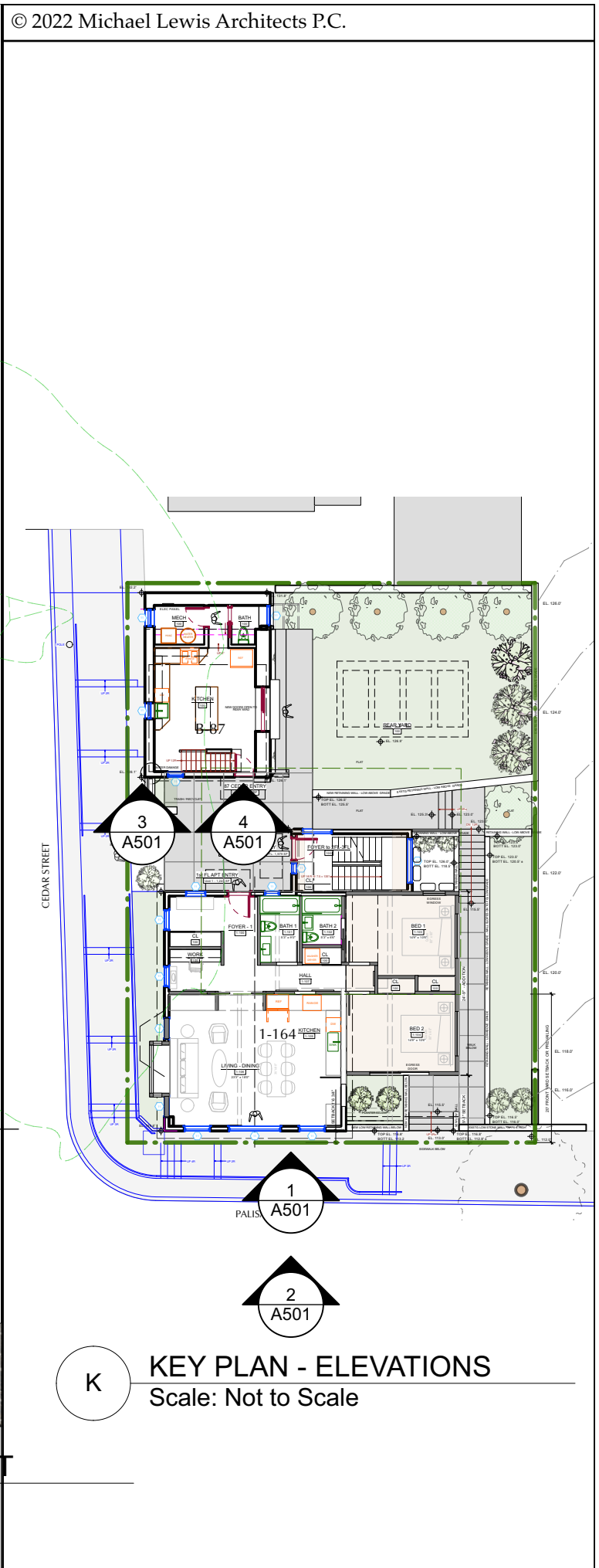
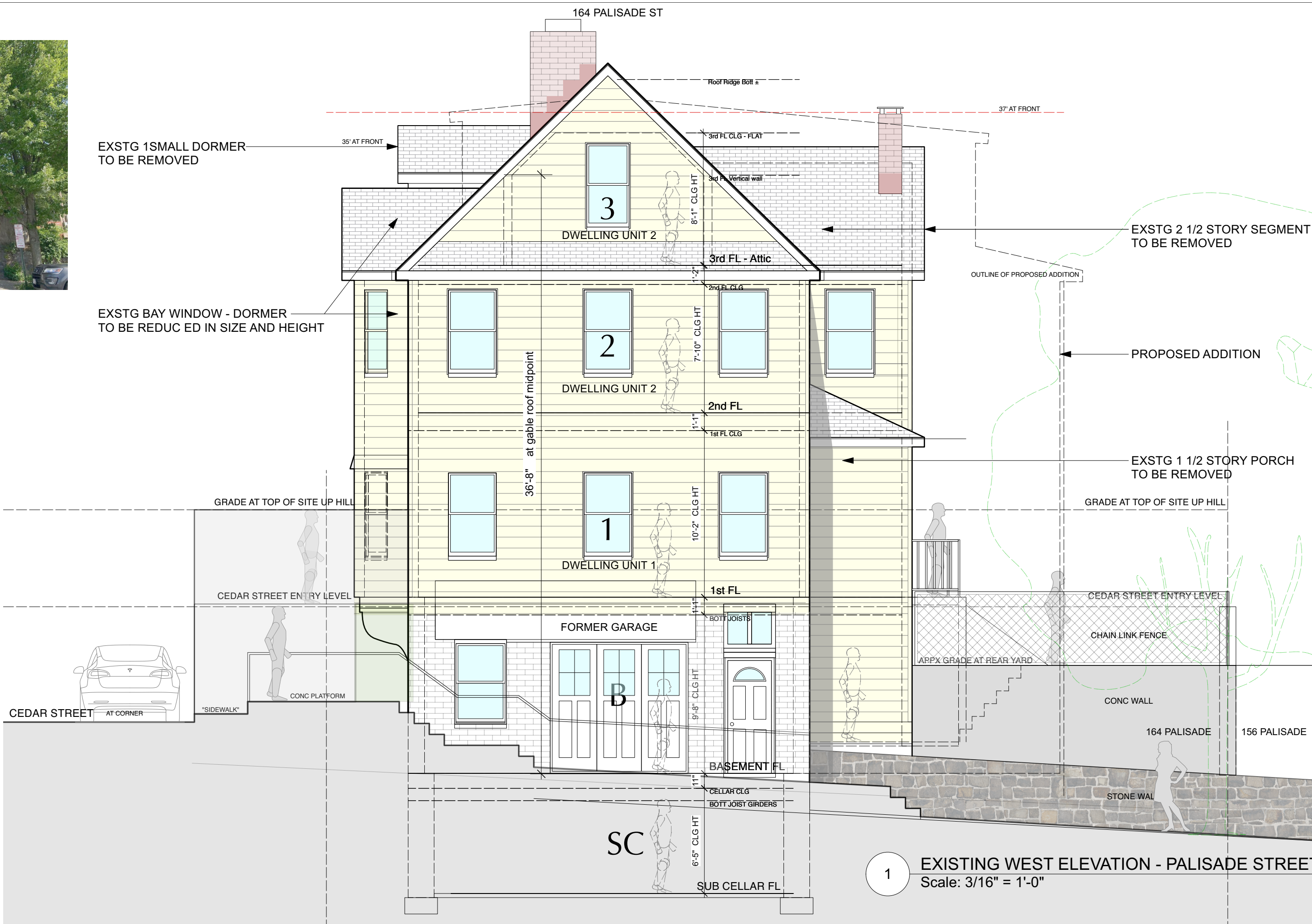
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A-500.00

DATE: 3/20/23

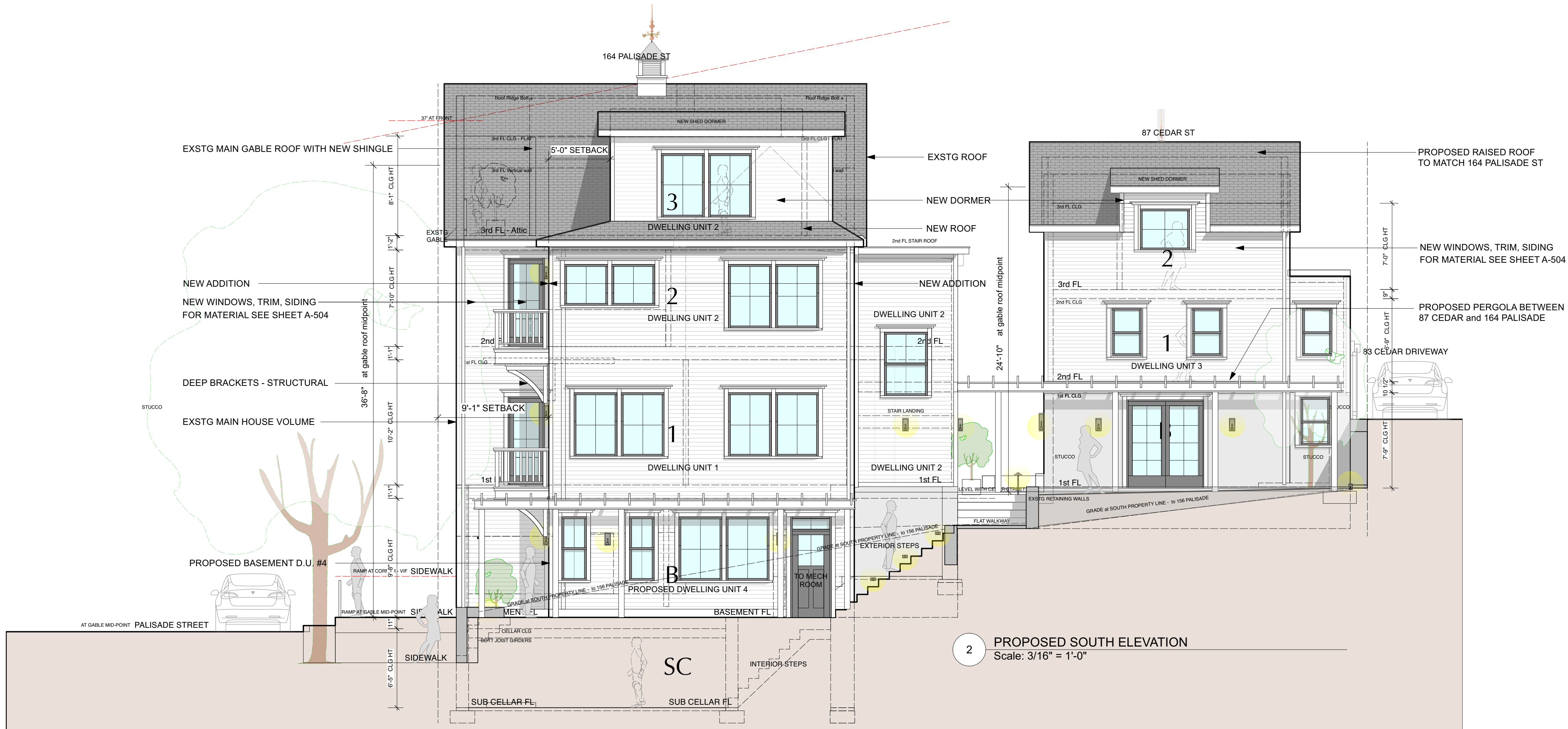
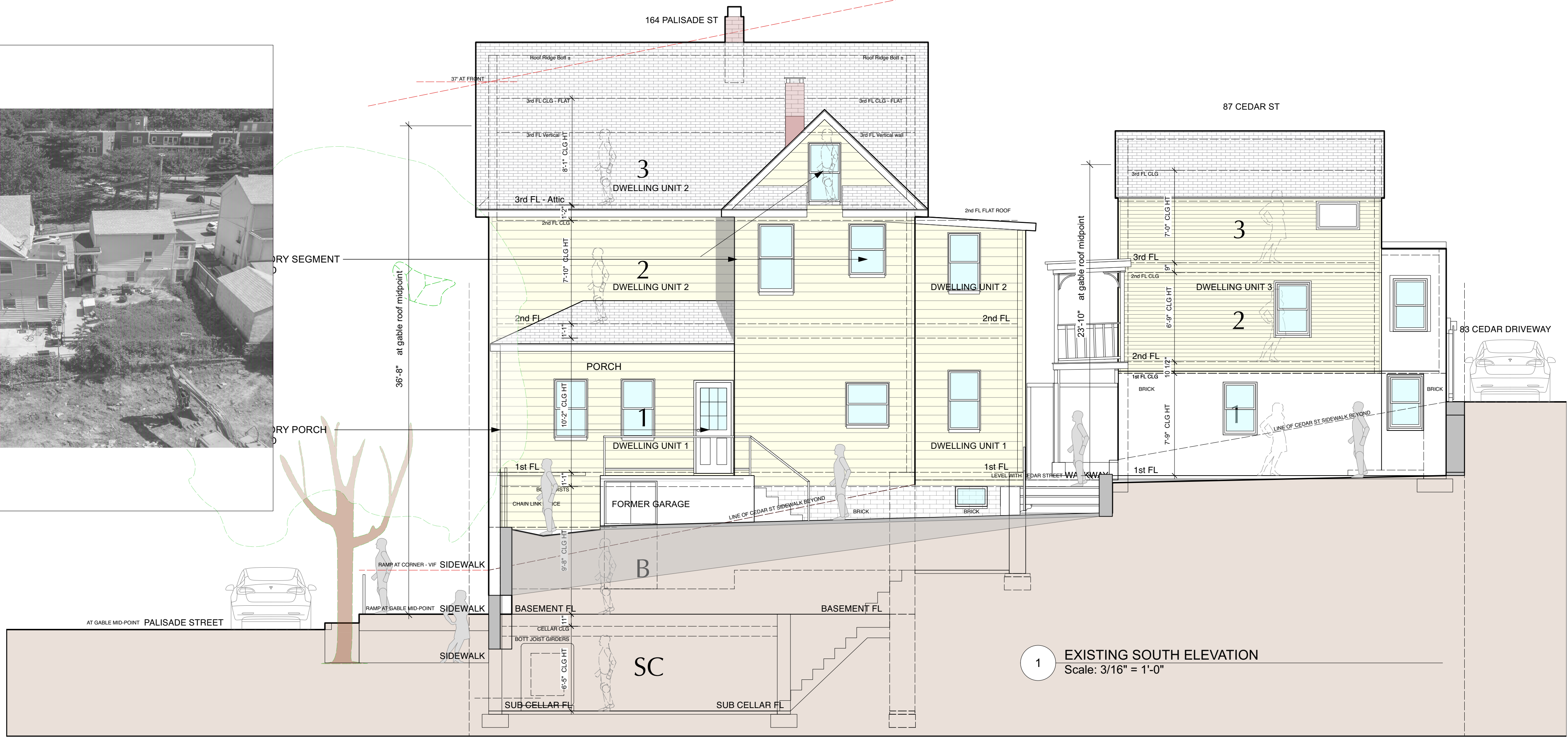
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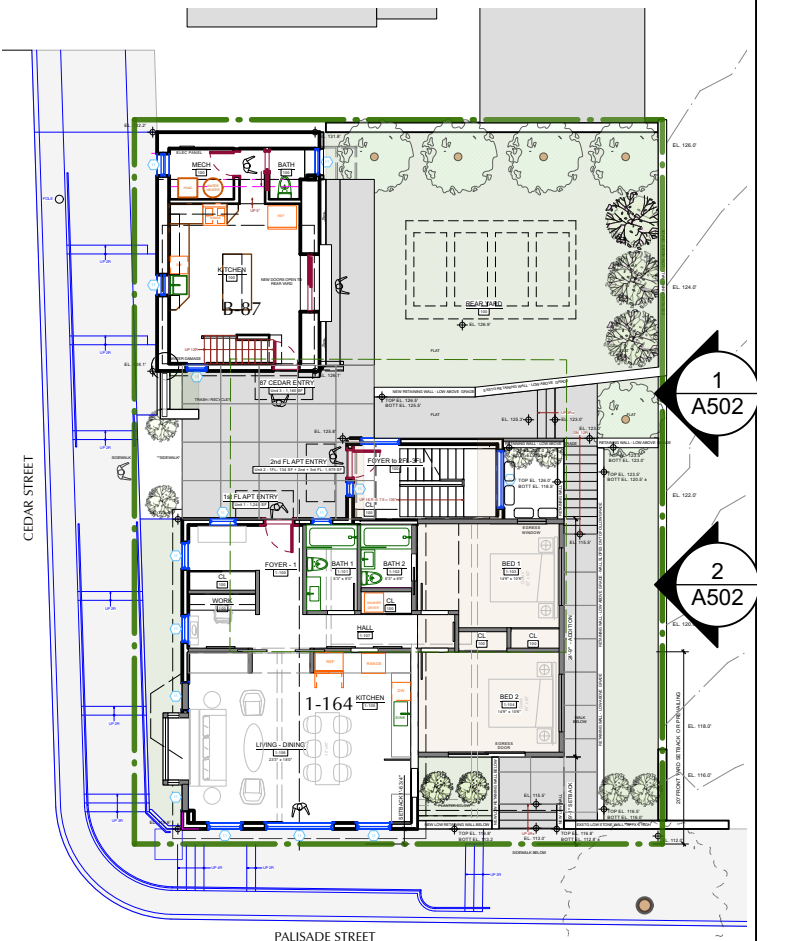


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3B	PB-AHRB SUBMISSION	3/20/23
APPLICATION # A 2022 - 0449		
<b>Michael Lewis Architects PC</b> 145 Palisade St. Suite # 307 Dobbs Ferry, NY 10522 tel 914-231-7700, fax 914-231-7701 info@mlarchitect.com www.mlarchitect.com		
<b>PROJECT:</b> 164 PALISADE STREET DOBBS FERRY, NY 10522		
<b>DRAWING TITLE:</b> WEST ELEVATIONS - Palisade St		
<b>FILE NAME:</b>		
<b>DRAWN BY:</b>	PG	<b>DRAWING NUMBER</b>
<b>SCALE:</b>	3/16" = 1'-0"	<b>A-501.00</b>
<b>DATE:</b>	3/20/23	
<b>PROJECT ID:</b>	2213A	





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K KEY PLAN - ELEVATIONS  
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NO. REVISIONS DATE



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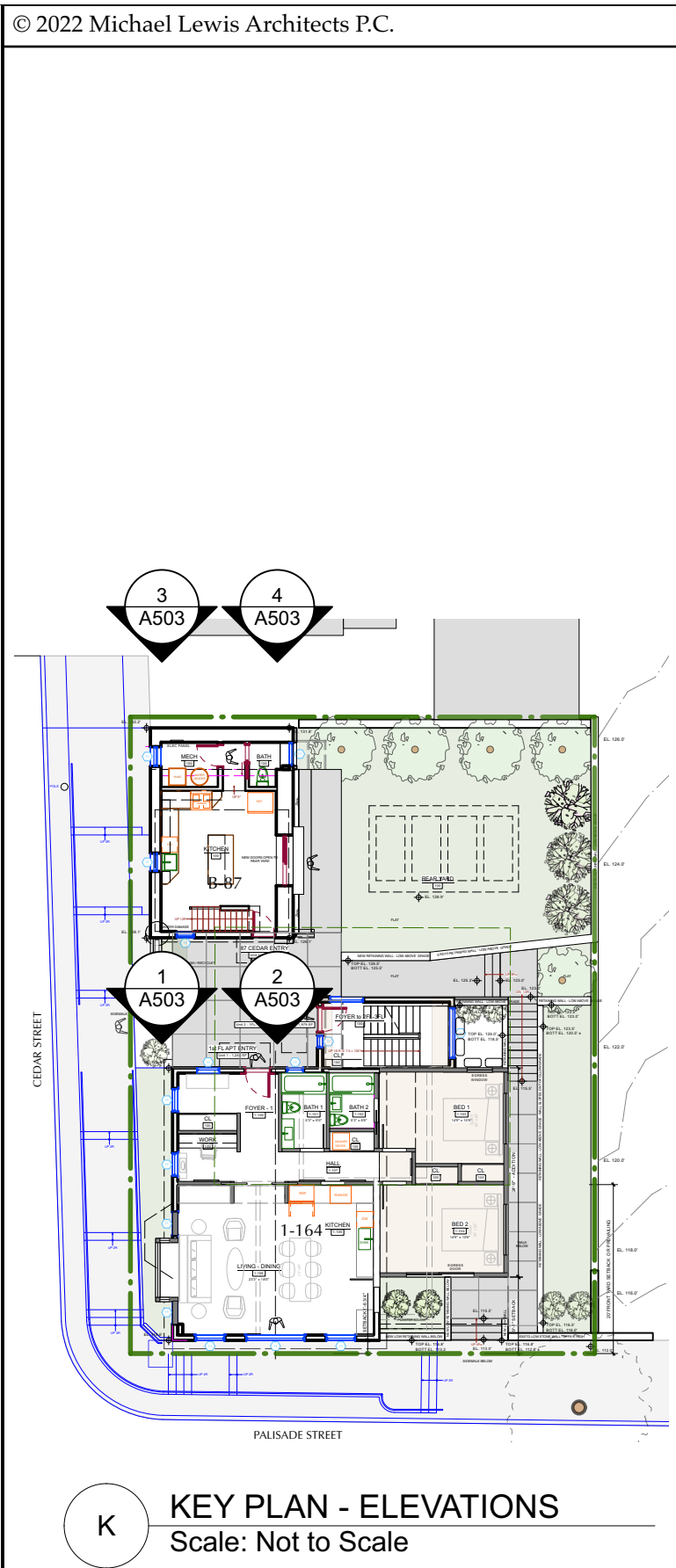
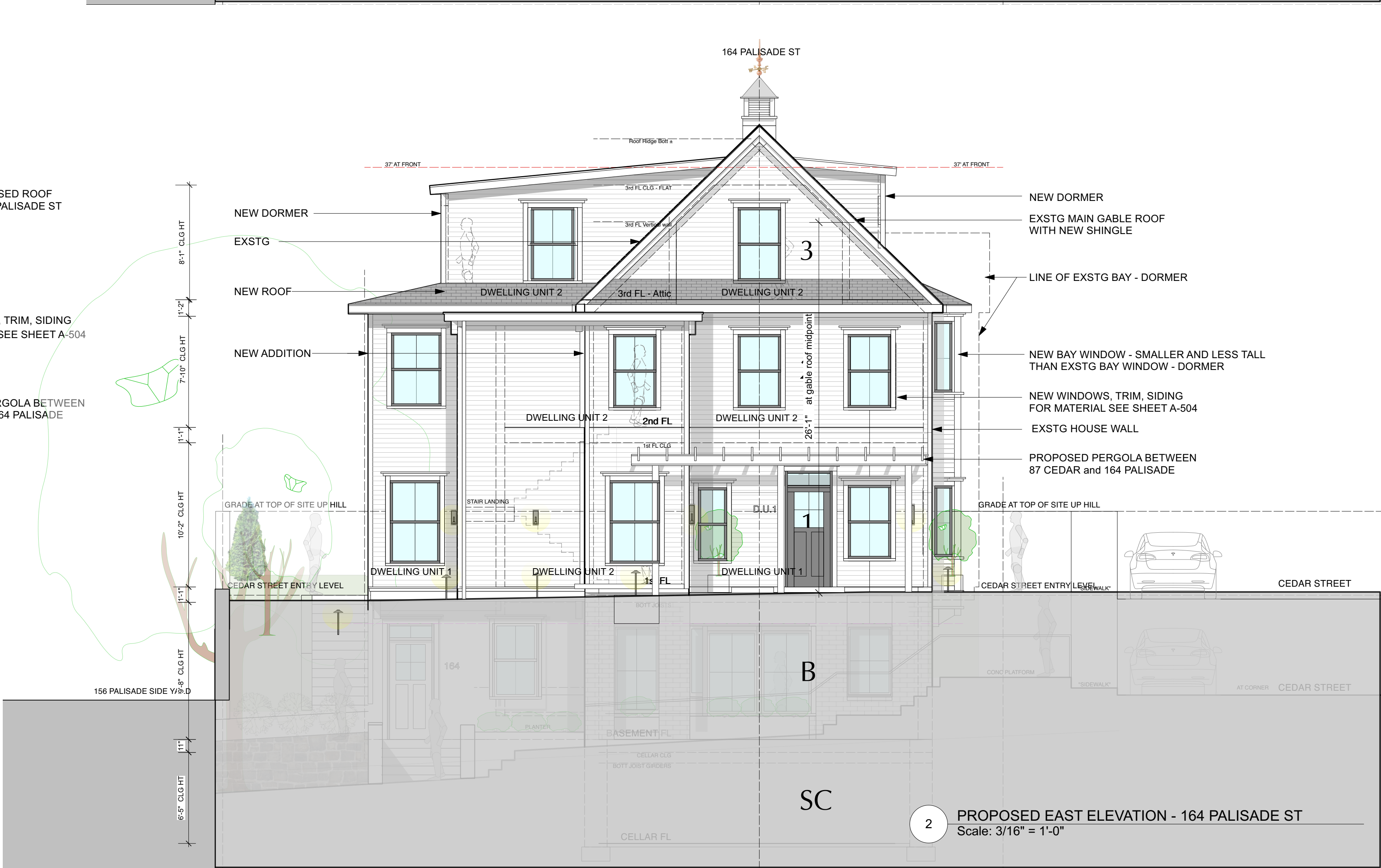
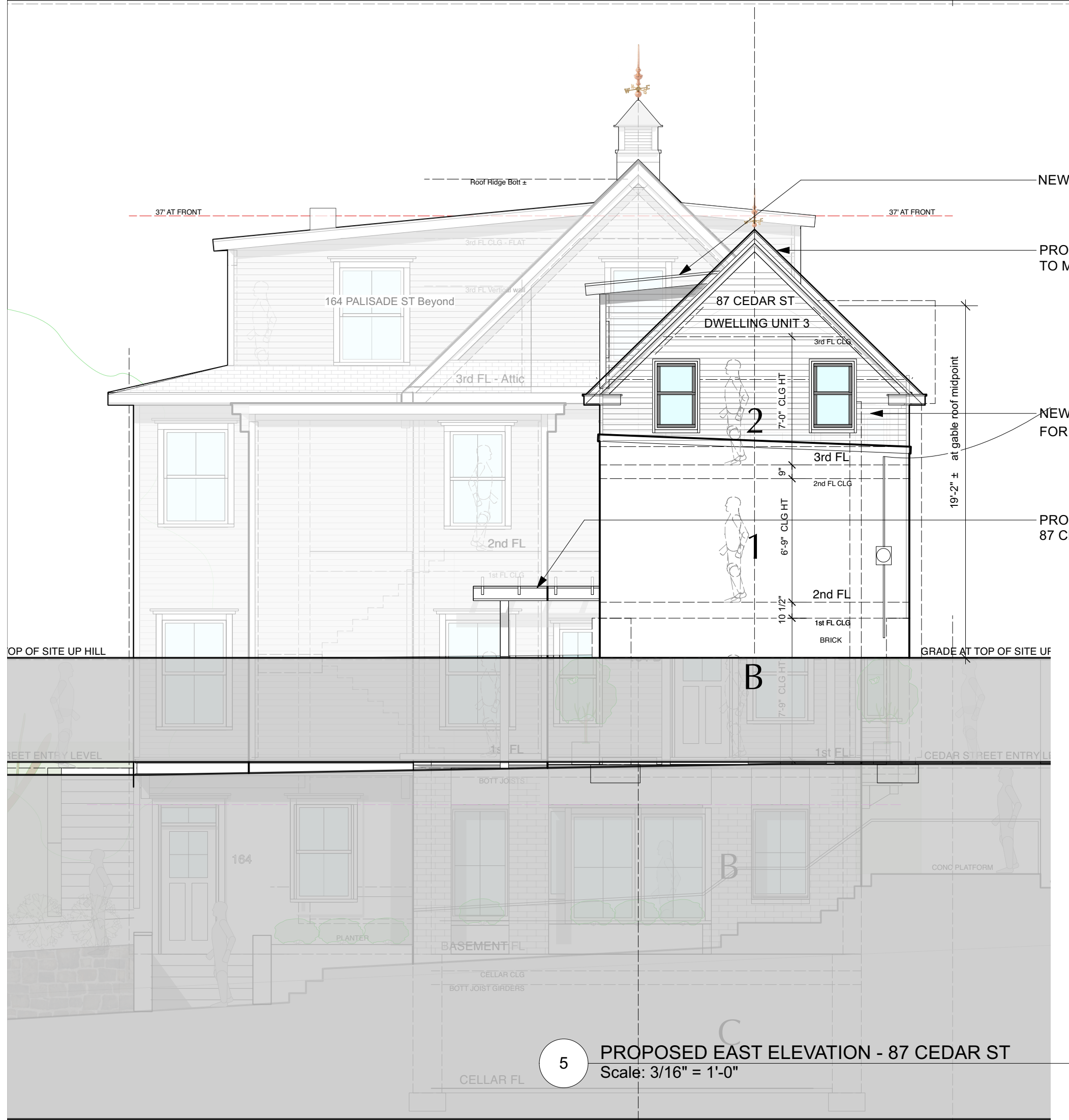
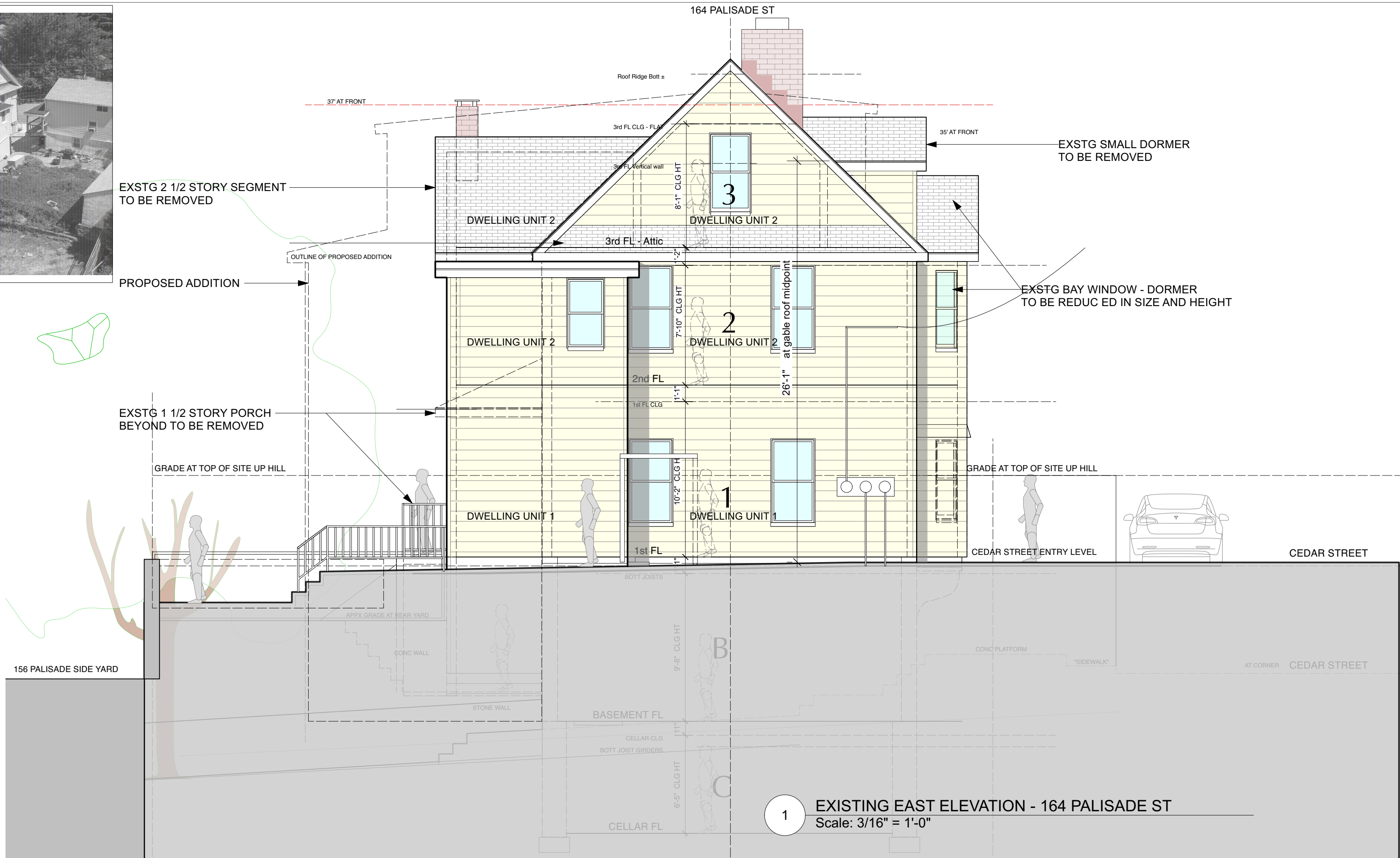
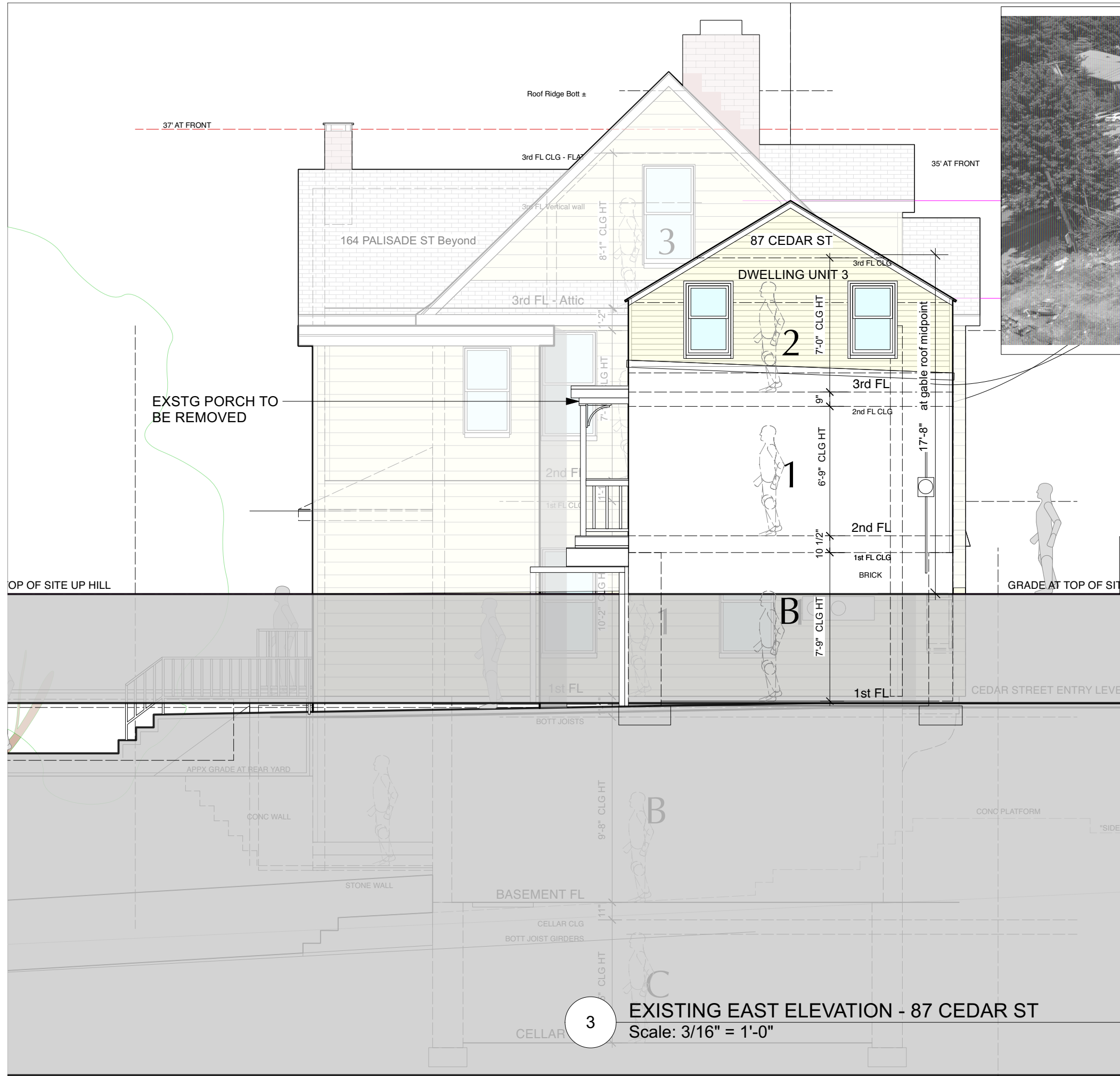
Michael Lewis Architects PC  
145 Palisade St. Suite #307  
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PROJECT:  
164 PALISADE STREET  
DOBBS FERRY, NY 10522

DRAWING TITLE:  
SOUTH ELEVATIONS

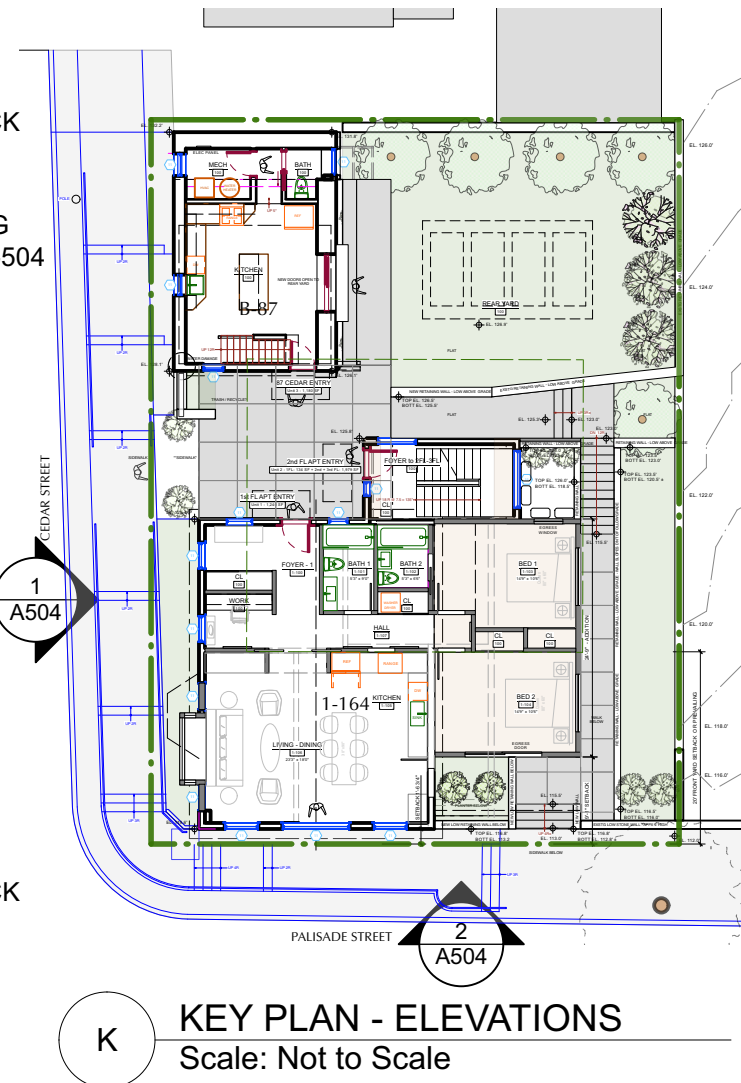
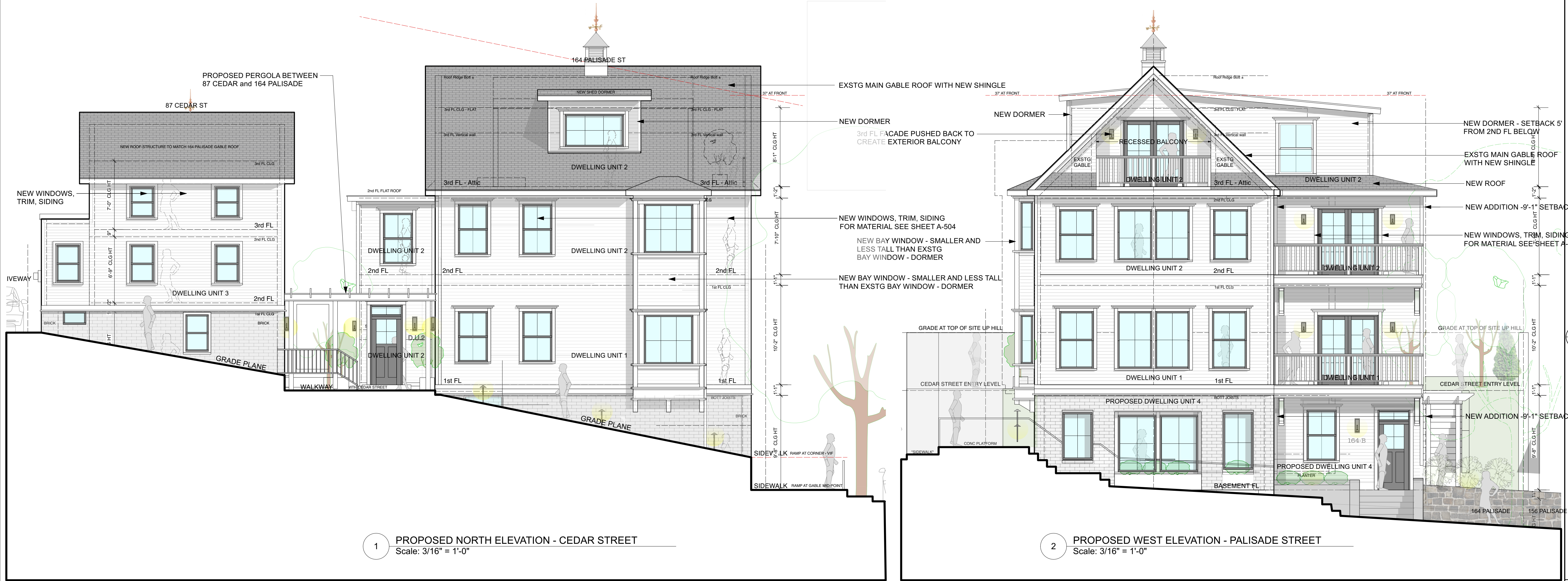
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PROJECT ID:	2213A
DRAWING NUMBER	A-502.00





NO.	REVISIONS	DATE
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APPLICATION # A 2022 - 0449		
Michael Lewis Architects PC 145 Palisade St. Suite #307 Dobbs Ferry, NY 10522 tel 914-231-7700, fax 914-231-7701 info@mlarchitect.com www.mlarchitect.com		
PROJECT: 164 PALISADE STREET DOBBS FERRY, NY 10522		
DRAWING TITLE: EAST ELEVATIONS		
FILE NAME:		
DRAWN BY:	PG	DRAWING NUMBER
SCALE:	3/16" = 1'-0"	A-503.00
DATE:	3/20/23	
PROJECT ID:	2213A	





## EXISTING MATERIALS



PALISADE ST RETAINING WALL  
FIELDSTONE



BRICK AT BUILDINGS BASE  
BRICK IS PAINTED WHITE



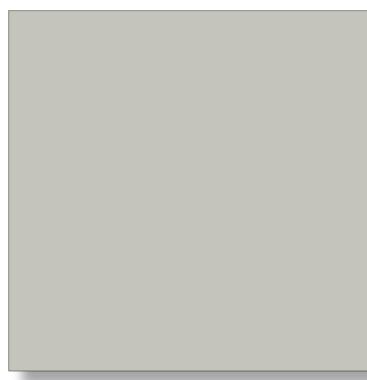
STUCCO - 87 CEDAR ST SIDE-REAR  
STUCCO WAS OFF WHITE - NOW STAINED



PROPOSED RETAINING WALL  
CMU BLOCK AND STUCCO - PRE-CAST CONC CAP  
BENJAMIN MOORE CLASSIC COLORS  
COLOR - 1475 GRAY STONE



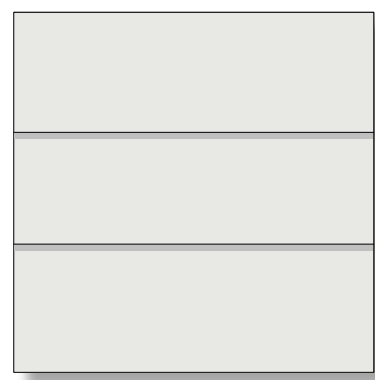
BRICK AT BUILDING BASE  
BRICK RE-POINTED AND PAINTED  
BENJAMIN MOORE CLASSIC COLORS  
COLOR - 1475 GRAY STONE



STUCCO - 87 CEDAR ST  
BENJAMIN MOORE CLASSIC COLORS  
COLOR - 1475 GRAY HUSKIE



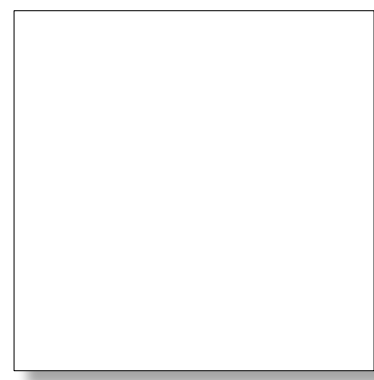
ROOF SHINGLE  
BY GAF - TIMBERLINE HDZ  
COLOR - CHARCOAL  
(Darker color to match future solar panels/shingles)



SIDING  
HARDIE - FIBER CEMENT SIDING  
LAP SIDING - SMOOTH - COLOR - ARCTIC WHITE



WINDOW - EXTERIOR FRAME  
MARVIN - ELEVATE SERIES, ULTREX  
COLOR - BRONZE

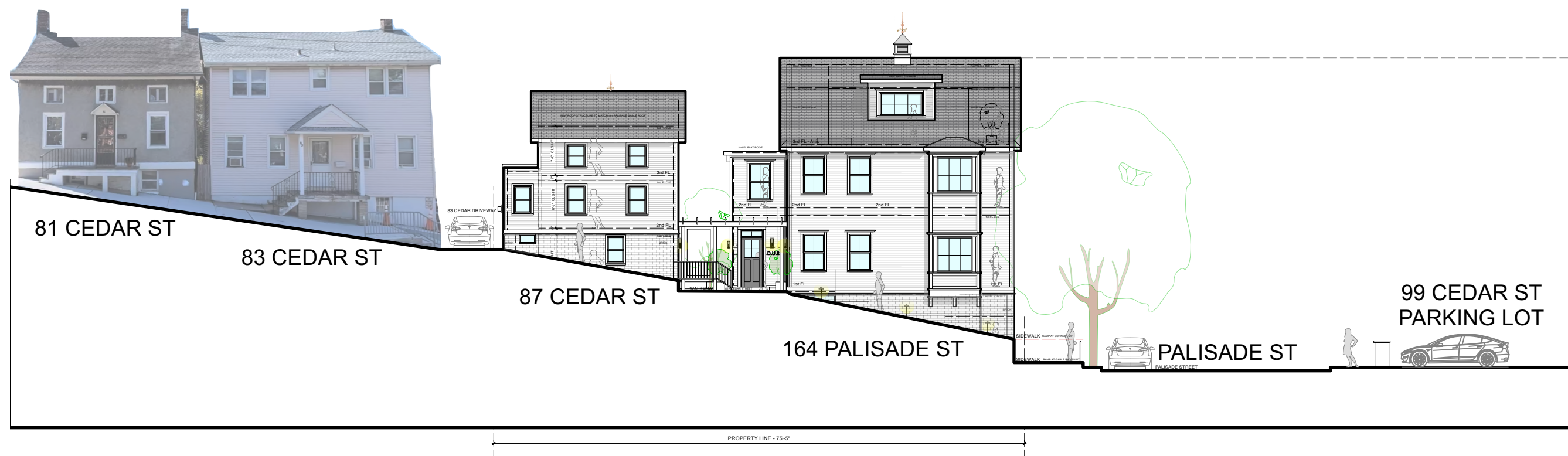


TRIM  
AZEK TRIM - WHITE  
WINDOW SURROUNDS, CORNER BOARDS, ETC

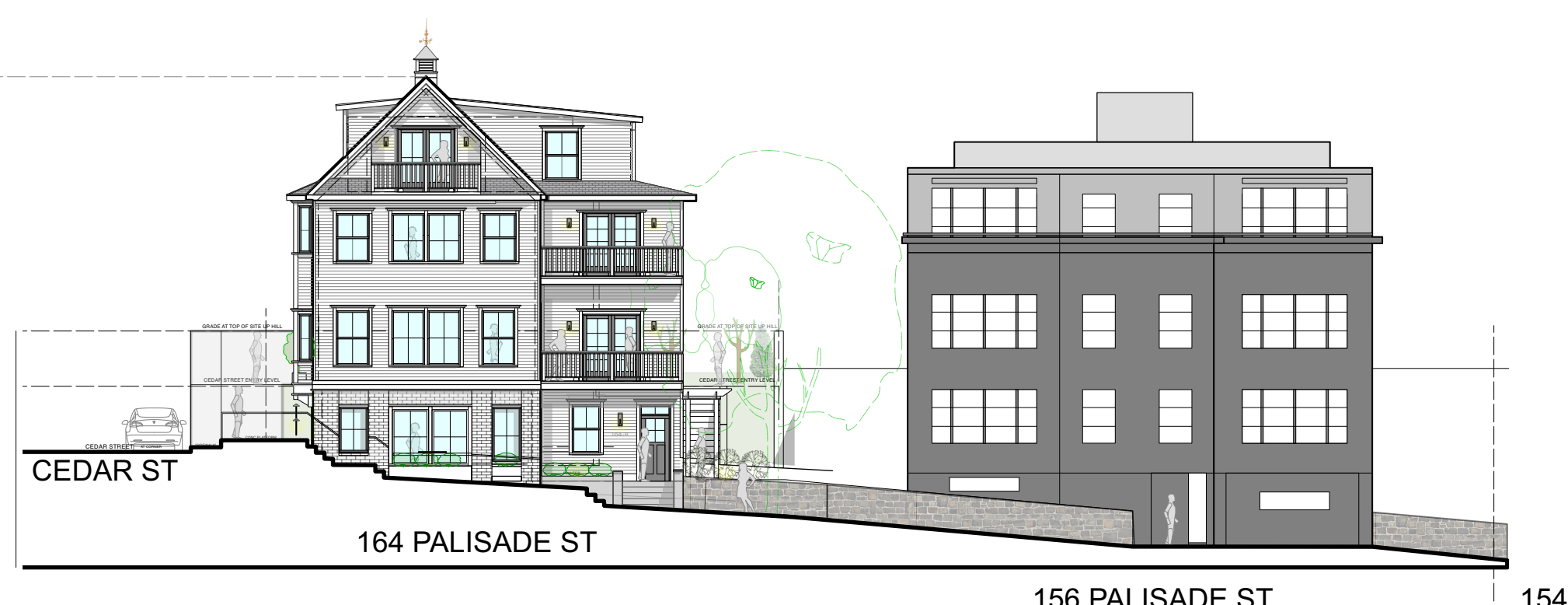


TRELLIS  
WOOD - WESTERN RED CEDAR  
COLOR NEW and WEATHERED

## PROPOSED MATERIALS



S1 STREETScape - CEDAR STREET  
Scale: 1/16" = 1'-0"



S2 STREETScape - PALISADE STREET  
Scale: 1/16" = 1'-0"

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Michael Lewis Architects PC 145 Palisade St. Suite #307 Dobbs Ferry, NY 10522 tel 914-231-7700, fax 914-231-7701 info@mlarchitect.com www.mlarchitect.com		
PROJECT: 164 PALISADE STREET DOBBS FERRY, NY 10522		
DRAWING TITLE: MATERIALS + STREETSCAPES		
FILE NAME:		
DRAWN BY:	PG	DRAWING NUMBER
SCALE:	As Noted	A-504.00
DATE:	3/20/23	
PROJECT ID:	2213A	



## GENERAL NOTES

CONTRACTOR SHALL VISIT SITE AND SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS, WHICH PERTAIN TO THE FABRICATION PROCESSES, OR TO TECHNIQUES FOR CONSTRUCTION AND COORDINATION OF THE WORK OF ALL TRADES, PRIOR TO START OF CONSTRUCTION.

ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING. THE ELEVATIONS AND AVAILABILITY OF UTILITIES, SEWER, WATER AND ELECTRIC LINES SHALL BE VERIFIED BY OR DETERMINED BY INTERESTED CONTRACTORS PRIOR TO SUBMISSION OF BID.

CONTRACTORS SHALL ADJUST PITCH OF NEW LINES TO INSURE PROPER AND LEGAL INTERSECTIONS. CONTRACTOR SHALL COORDINATE LOCATIONS FOR STRUCTURAL, MECHANICAL AND ELECTRICAL WORK FOR ALL PITS, SLAB DEPRESSIONS, SLEEVES IN FOUNDATION WALLS, SLABS, AND ROOF OPENINGS, ETC.

CONTRACTOR SHALL VERIFY CONDITIONS OF ADJOINING STRUCTURES WHICH MAY BE AFFECTED, PROVIDE ADEQUATE PROTECTION AND RESTORE TO ORIGINAL CONDITIONS, WHENCE DAMAGE SHOULD RESULT FROM SUCH WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.

CONTRACTOR/OWNER SHALL SECURE AND PAY FOR ANY AND ALL PERMITS, LICENCES, CERTIFICATES, FEES, ETC., REQUIRED BY THE DOBBS FERRY DEPARTMENT OF BUILDINGS OR ANY AND ALL JURISDICTION AUTHORITIES. CONTRACTOR SHALL OBTAIN A FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION.

ALL WORK MUST CONFORM TO THE DOBBS FERRY DEPARTMENT OF BUILDINGS, FIRE DEPARTMENT LAWS, RULES AND TO ALL REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION WHETHER SPECIFICALLY SHOWN OR NOT. [O.S.H.A. REGULATIONS MUST ALSO BE ADHERED TO]. ALL ELECTRIC WORK MUST CONFORM TO NATIONAL ELECTRIC CODE

ANY ITEM SHOWN ON ONE SHEET SHALL BE AS IF CALLED FOR BY ALL SHEETS. FINAL COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT SCALE DRAWINGS AND SHALL USE FIGURED DIMENSIONS ONLY. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF BUILDINGS, [STANDARD FORM OF A.I.A. LATEST EDITION A201], ARE PART OF THE CONTRACT DOCUMENTS.

THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED FOR SUPERVISION OR PERIODIC FIELD OBSERVATIONS AND ASSUMES NO RESPONSIBILITY FOR SAFETY METHODS ON SITE. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

THE FOLLOWING NOTES SHALL BE PROVIDED ON PLANS THAT INVOLVE SWPPP'S:

- THE APPLICANT SHALL NOTIFY THE BUILDING DEPARTMENT VILLAGE'S CONSULTING ENGINEER IN WRITING AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING SO THAT ANY INSPECTION MAY BE PERFORMED.

1. START OF CONSTRUCTION
2. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
3. COMPLETION OF SITE CLEARING.
4. COMPLETION OF ROUGH GRADING.
5. INSTALLATION OF SMIP'S.
6. COMPLETION OF FINAL GRADING AND STABILIZATION OF DISTURBED AREAS.
7. CLOSURE OF CONSTRUCTION.
8. COMPLETION OF FINAL LANDSCAPING; AND
9. SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS.

-THE OWNER OR OPERATOR SHALL HAVE A QUALIFIED INSPECTOR INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION CONTROL PRACTICES AND PREPARE INSPECTION REPORTS AT LEAST ONCE A MONTH. THESE REPORTS MUST BE KEPT ON SITE AND AVAILABLE FOR REVIEW.

## INSPECTION SCHEDULE:

TO SCHEDULE INSPECTIONS (AS-REQUIRED), THE APPLICANT SHALL CONTACT THE BUILDING DEPARTMENT AT LEAST 48 HOURS FOR REQUIRED INSPECTIONS TYPICALLY FOR THE FOLLOWING:

1. START OF CONSTRUCTION
2. INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES
3. INSTALLATION OF STORM WATER MANAGEMENT PRACTICES.
4. COMPLETION OF SITE CLEARING
5. COMPLETION OF ROUGH GRADING
6. COMPLETION OF FINAL GRADING.
7. CLOSE OF THE CONSTRUCTION SEASON.
8. COMPLETION OF FINAL LANDSCAPING.
9. ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREA.

## SITE WORK

-ALL EXISTING SITE CONDITIONS DAMAGED BY ANY EQUIPMENT, MACHINERY OR CONSTRUCTION, ARE TO BE REPAIRED OR REPLACED TO THEIR EXISTING CONDITIONS OR PROPOSED.

-ALL FILL MATERIAL SHALL BE SOIL, OR SOIL-ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER OBJECTABLE MATERIAL. IT SHALL CONTAIN NO ROCK OR LUMP OVER 6" IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THEROCKS OR LUMPS SHALL BE LARGER THAN 2.5" IN GREATEST DIMENSION.

-CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME UTILITY COMPANY LINES, SERVICES AND OTHER POSSIBLE EQUIPMENT OF UTILITY COMPANY.

-CONTRACTOR/OWNER SHALL VERIFY ALL INVERT ELEVATIONS AND SEWER CONDITIONS INDICATED PRIOR TO CONSTRUCTION ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR INFORMATION CONTAINED IN SURVEYS OR SEWER DEPARTMENT RECORDS.

-VERIFY DEPTH OF EXISTING ADJACENT STRUCTURES PRIOR TO CONSTRUCTION. IF UNDERPINNING IS NECESSARY A SEPARATE APPLICATION MUST BE FILED

## VILLAGE OF DOBBS FERRY 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 BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.

-AS BUILT SURVEY OF THE SITE IMPROVEMENTS 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.

-THE RESTORATION WORK FOR THE ROADWAY WITH IN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND DEPARTMENT OF PUBLIC WORKS.

-BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.

## NOTES:

1. PLANS DO NOT SHOW ALL UNDERGROUND UTILITIES, OIL TANKS OR OTHER SUBSURFACE INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO ARRANGE FOR A UTILITY MARK OUT PRIOR TO CONSTRUCTION CALL 800-962-7962 WWW.DIGSAFELYNEWYORK.COM
2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION
3. ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CH. 987.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO RESIDENTIAL CODE OF NYS, LOCAL BUILDING AND ZONING CODES.
5. CONTRACTOR IS RESPONSIBLE FOR A SAFE WORKPLACE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND CODES.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLEY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES AND PROCEDURES.
7. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
8. CONTRACTOR SHALL PROTECT EXISTING TREES DURING CONSTRUCTION
9. FINAL GRADING AROUND THE BUILDING SHALL SLOPE AWAY FROM THE STRUCTURE.

## NOTE:

ALL INSTALLED E&SC DEVICES SHALL CONFORM WITH THE CURRENT NYSDEC NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL

## NOTE:

CONSTRUCTION E&SC DEVICES SHALL BE INSPECTED BY THE TRAINED CONTRACTOR OR OTHER COMPONENT INDIVIDUAL HAVING RECEIVED NYSDEC 4-HOUR EROSION AND SEDIMENT CONTROL TRAINING AT A MINIMUM OF WEEKLY AND FOLLOWING ALL RAIN EVENTS GREATER THAN 0.5 INCHES.

## NOTE:

ALL INACTIVE DISTURBED SITE AREAS SHALL RECIEVE TEMPORARY STABILIZATION WITHIN 14 DAYS.

## NOTE:

ANY IMPORTED SOIL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR QUALITY AND USE.

## NOTE:

TEMPORARY SEDIMENT TRAPPING E&SC MEASURES ARE NOT TO BE REMOVED UNTIL PERMANENT STABILIZATION. (80% UNIFORM DENSITY OF PERMANENT VEGETATION OR PERMANENT MULCH/STONE) IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS PER THE NOVEMBER 2016 NYS STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL.

## NOTE:

IN ORDER TO ESTABLISH TURF CONTRACTOR SHALL UTILIZE JONATHAN GREEN KENTUCKY BLUEGRASS SEED FOR TEMPORARY SEEDING.(OR APPROVED EQUAL) FOR PERMANENT SEEDING CONTRACTOR SHALL UTILIZE JONATHAN GREEN KENTUCKY BLUEGRASS SEED. (OR APPROVED EQUAL.)

## NOTE:

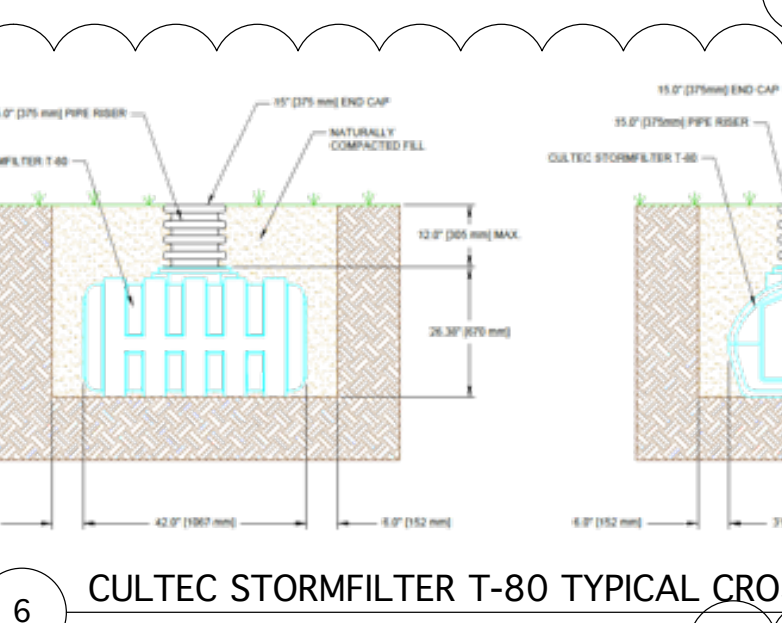
SOIL RESTORATION AT THE COMPLETION OF CONSTRUCTION SHALL BE IMPLEMENTED IN ACCORDANCE WITH SOIL RESTORATION STANDARDS SPECIFIED IN CHAPTER 5 OF THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL FOR THE RESTORATION OF SURFACES.

## NOTE:

INFILTRATION PRACTICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATIONS.

## NOTE:

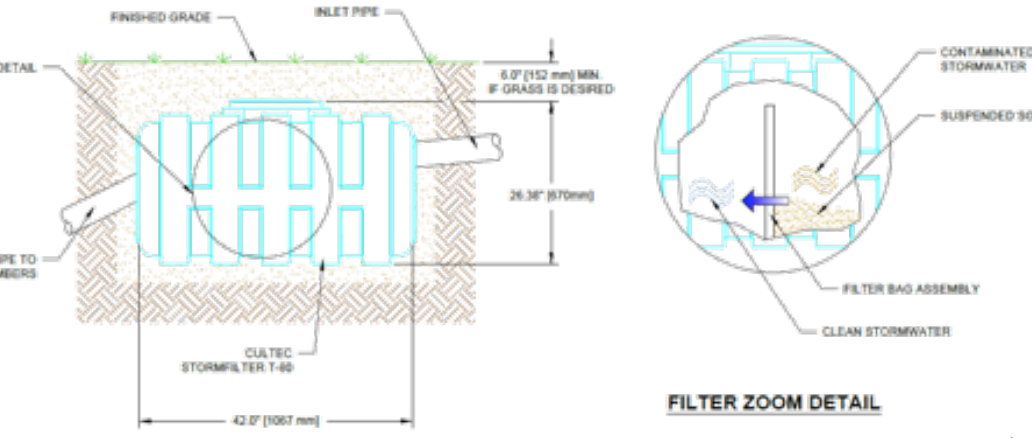
INSTALLED SUBSURFACE STORMWATER INFRASTRUCTURE SHALL REQUIRE INSPECTIONS BY THE VILLAGE OR ITS DELEGATED CONSULTANTS PRIOR TO BACKFILL.



6 CULTEC STORMFILTER T-80 TYPICAL CROSS SECTION

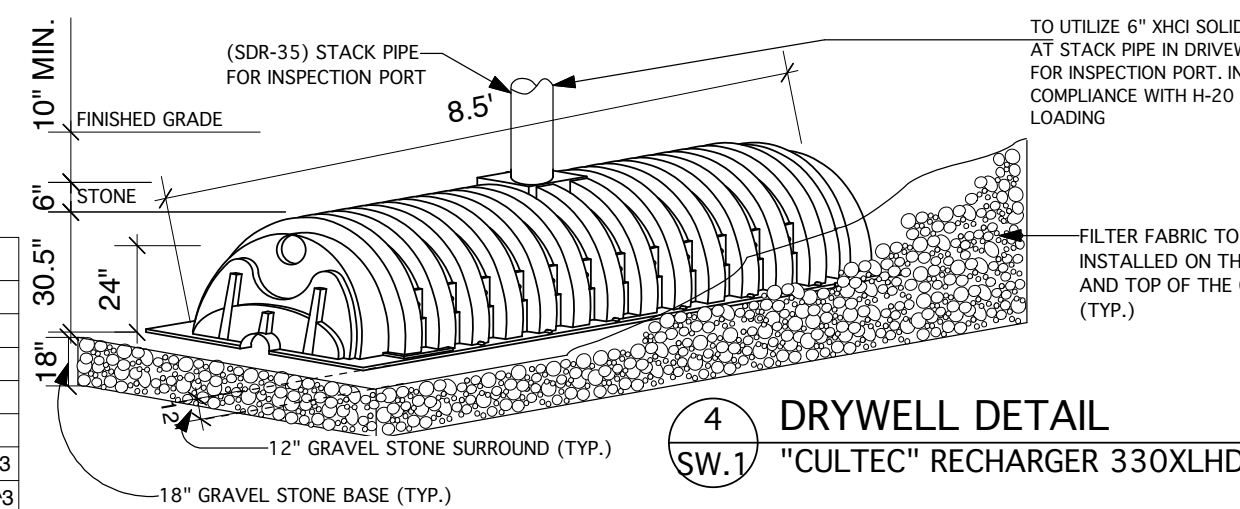
## NOTE: PROTECTION REQUIRED

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 BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION



7 CULTEC STORMFILTER T-80 CONNECTION DETAIL

5 DRYWELL PLAN VIEW "CULTEC" RECHARGER 330XLHD



4 DRYWELL DETAIL "CULTEC" RECHARGER 330XLHD

NOTE:  
NO TREES TO BE PROTECTED

AREA OF ALTERED ROOF/  
CALCULATED IN NEW  
STROM WATER MANAGEMENT  
=164 S.F.

PROPOSED ROOF LEADER  
TO BE CONNECTED TO NEW  
CULTEC UNITS

INSPECTION PORT

JONATHAN GREEN  
KENTUCKY BLUEGRASS SEED.  
SEEDING RATES - NEW LAWNS  
3 lbs. seeds up to 5,000 sq. ft.  
Jonathan Green Green-METER Rotary 710  
Jonathan Green Green-METER 800 210

## NOTE:

LAWN AREAS TO BE RESTORED WITH NEW TOP SOIL AND LAWN SEEDING. FOR PERMANENT SEEDING CONTRACTOR SHALL UTILIZE JONATHAN GREEN KENTUCKY BLUEGRASS SEED. (OR APPROVED EQUAL.)

STOCKPILING AREA  
SURROUNDED W/SILT FENCE

AS NEEDED  
CONCRETE WASHOUT  
LOCATION

DRYWELL NOTE:  
PROPOSED CULTEC RECHARGER  
330 XLHD GRAVEL FILL AROUND  
BENEATH. MIN.10 FT FROM  
STRUCTURE AND 10 FT  
FROM PROP. LINE

T-80 WATER  
QUALITY UNIT

4" (SDR. 35) PVC  
DRAIN PIPE (TYP.)  
@ 2% PITCH  
PROPOSED ROOF LEADER  
TO BE CONNECTED TO NEW  
CULTEC UNITS

AREA OF ALTERED ROOF/  
ADDITION CALCULATED IN  
NEW STROM WATER MANAGEMENT  
=788 S.F.

EXTENT OF SOIL  
EROSION CONTROL  
STRIP (SEE DETAIL 2  
ON SW.1)



VIEW OF PERCOLATION TEST HOLE #1



SOIL STOCKPILING DETAIL  
Scale: N.T.S.

SOIL EROSION NOTES:  
1. PRIOR TO STARTING ANY CONSTRUCTION, TEMPORARY SILT TRAPS, SEDIMENTATION FENCES AND OTHER APPROVED SOIL CONTROL MEASURES SHALL BE PLACED AS REQUIRED. ADDITIONAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED WHERE DEEMED NECESSARY, TO SUPPLEMENT THE EROSION CONTROL DETAILS AS SHOWN ON THIS DRAWING.

2. CONTRACTOR SHALL TAKE EXTRA CARE WITH RESPECT TO LAND EXPOSED DURING DEVELOPMENT. THE EXPOSED LAND AREA SHALL BE KEPT TO A MIN. TIME PERIOD. PERMANENT SITE IMPROVEMENT METHODS AND STRUCTURES SHALL TAKE PLACE AT THE EARLIEST POSSIBLE OPPORTUNITY.

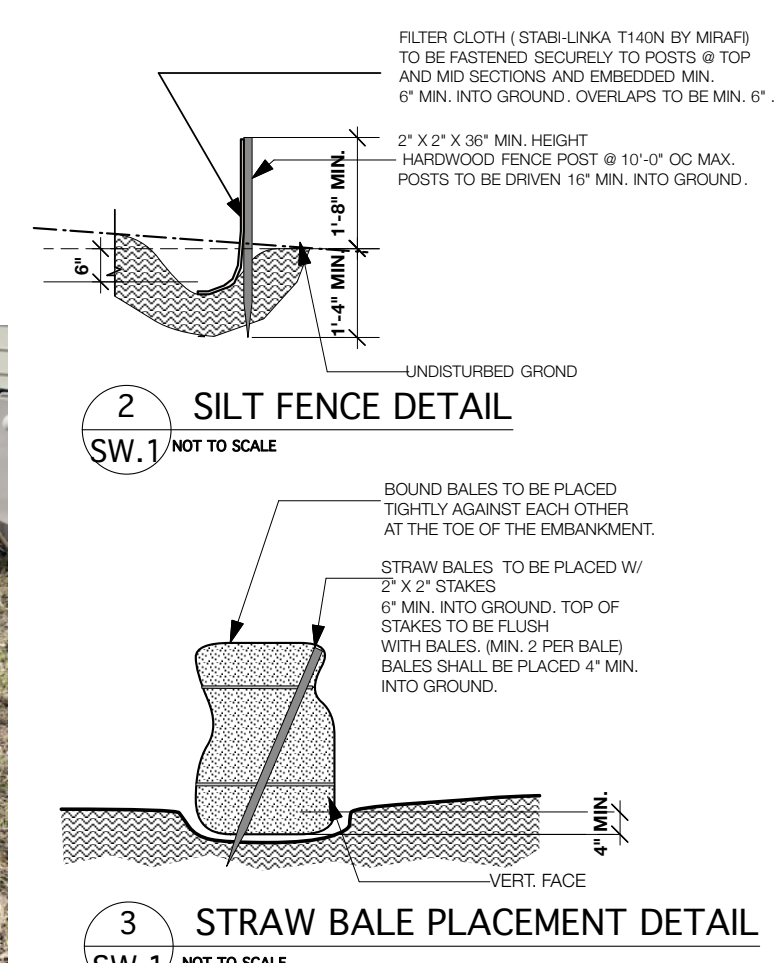
3. CONTRACTOR SHALL ENSURE THE MAINTENANCE OF SOIL EROSION FENCES AS PER REQUIREMENTS OF MUNICIPAL AUTHORITIES HAVING JURISDICTION THEREOF.

4. CONTRACTOR SHALL KEEP ALL PUBLIC AND PRIVATE ADJACENT AREAS CLEAR OF SEDIMENTATION DEBRIS. HE SHALL BRUSH CLEAR ALL DEBRIS FROM SIDEWALKS AND STREETS AT THE END OF EACH WORK DAY.

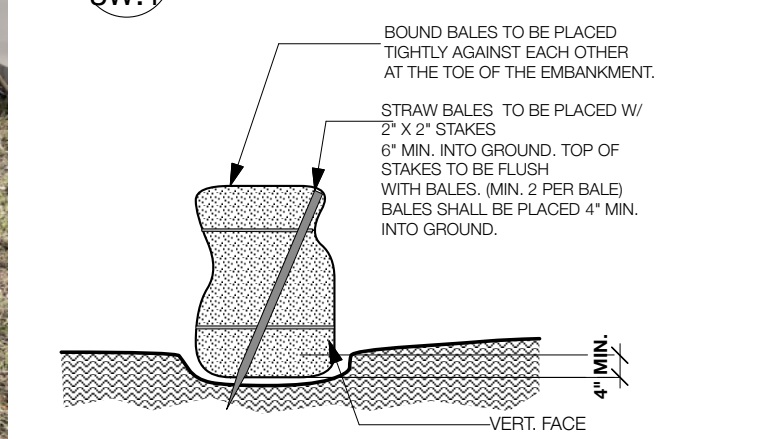
5. METHODS FOR OPEN EXCAVATION EMBANKMENTS NOT REQUIRING SILT FENCES OR STRAW BALES CAN BE EMPLOYED SUBJECT TO SOIL CONDITIONS AND WHERE SLOPES DO NOT EXCEED A PITCH OF 8" IN 12". LOOSE STONE AND ROCK SHALL REMOVED FROM SITE. COMPACTED AND SEEDDED TOP SOIL SHALL BE INSTALLED FOR SOIL PROTECTION.

6. THIS ARCHITECT AND OR ENGINEER HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION RELATED TO THE WORK THEREOF.

7- ALL WORK SHALL MEET THE WESTCHESTER COUNTY REQUIREMENTS



2 SILT FENCE DETAIL  
SW.1 NOT TO SCALE



3 STRAW BALE PLACEMENT DETAIL  
SW.1 NOT TO SCALE

## NOTE:

CONTRACTOR SHALL VERIFY DEPTH UPON EXCAVATION FOR SUITABLE SOILS IN FRONT AND REAR. TO CONSULT ENGINEER PRIOR TO PLACING CULTEC UNIT(S) FOR VERIFICATION. ANY MODIFICATION TO BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW/APPROVAL BEFORE ANY WORK CAN PROCEED.

NOTE:  
SITE PLAN BASED ON ARCHITECTURAL SITE  
PLAN LAST DATED 01/10/23  
BY: MICHAEL LEWIS ARCHITECTS P.C.  
SITE PLAN DATUM BASED ON SURVEY MAP  
BY SUMMIT LAND SURVEYING P.C. LAST  
DATED 2/1/23

PERCOLATION TESTS- RUN DATE: 1-28-23 (AFTERNOON)					
HOLE NO.	RUN #	ELAPSE TIME (MINUTES)	DEPTH OF WATER FROM GROUND SURFACE START INCHES	WATER LEVEL DROP IN INCHES	SOIL RATE MIN/IN DROP
P-2 (DEPTH 54")	1	8:00	38	36	2"
	2	10:45	38	36	2"
	3	12:05	38	36	2"

NOTE: HOLE THOROUGHLY PRE-SOAKED

FIELD TEST RESULTS	
PERCOLATION TEST HOLE	
P HOLE # 1	SOIL TYPE
0" 8"	TOP SOIL
8" 20"	MIX SAND W/ SOME ROCKS
20" 54"	SANDY/CLAY MIX

## STORM WATER CALCULATIONS

LOCATION TO BE RETAINED	AREA	VOL. (7.56" RAINFALL)	SLOWEST SOIL RATE	PERC. VOL	# OF UNITS
SIDE/REAR PORTION OF ADDITION TO EXISTING 2 1/2 STY. DWELLING & SIDE PORTION OF EXISTING 1 1/2 STY.	952 S.F.	599.76 C.F.	9.9"/HR	433.37 C.F.	3

DESIGN BASED ON MIN. 50 YEAR STORM, 24HR, RAINFALL EVENT (7.56 INCHES)

7.5 INCHES

TOTAL RAINWATER RETENTION (952 SQ. FT.)

952 X 7.56/12 =  
599 C.F. (W/O PERCOLATION)

CONTAINMENT:  
RECHARGER 330 XLHD DRYWELLS CAPACITY=  
92.79 FT\*3 (WITH 18" STONE BASE)

3 DRYWELLS ARE PROPOSED

LEGEND		
---	PROPERTY LINE	
[ ]	CULTEC RECHARGER 330- XLHD	
---	DRAIN PIPE (SDR 35) PVC	
---	SOIL EROSION CONTROL STRIP	
●	ROOF LEADER	

NOTE:  
PROPOSED POP-UP EMITTER FOR EMERGENCY OVERFLOW  
PERCOLATION TEST LOCATION

NOTE:  
ALL UNDERGROUND STORM WATER PIPING TO BE PVC SDR-35

**COMMUNITY DESIGNS**  
ENGINEERING D.P.C.  
439 WHITE PLAINS RD  
EASTCHESTER NY 10709  
(914) 346-5616  
CDESIGNENGINEERING@GMAIL.COM

**STORMWATER MANAGEMENT**  
**DESIGN PLANS**  
164 PALISADES STREET  
DOBBS FERRY, NY 10522  
SECTION: 3.80 BLOCK: 40 LOT(S): 31 ZONE: MDR2

PLANNING BOARD SET

SEAL

NO.	REVISION	DATE
1	ENGINEERING REV.	2/28/23

PROJECT ID/DATE: 2307 / 1.23.23  
SHEET SCALE: AS NOTED

**SW-1**

DRAWN BY: AM CHECKED BY: MM  
PLOT DATE: 2/2/23