

- T-100 COVER PAGE
A-100 CONSTRUCTION PLANS
A-200 EXTERIOR ELEVATIONS
L-100 LANDSCAPE PLAN
L-101 SECTION, STREETScape, SKYPLANE

WALLACE HOUSE

21 Hollywood Drive Dobbs Ferry, NY 10522

ADJACENT PROPERTIES:

- A. 15 HOLLYWOOD DR
SYNPHEN WU & KATE FOSTER
3.170-152-13
SINGLE FAMILY RESIDENCE
- B. 240 JUDSON AVE
ALAN VIANA & JANE MORGENSTERN
3.170-152-3
SINGLE FAMILY RESIDENCE
- C. 250 JUDSON AVE
ANTHONY & JOAN PISCITELLO
3.170-152-2
SINGLE FAMILY RESIDENCE
- D. 256 JUDSON AVE
CLIFFORD & LESLIE KAHAN
3.170-152-1
SINGLE FAMILY RESIDENCE
- E. 0 JUDSON AVE
VILLAGE OF HASTINGS ON HUDSON
4.81-76-8
VACANT
- F. 80 HOLLYWOOD DR
RYAN MICHAEL H.G. McREE & EMILY H.G. McREE
4.20-17-2.1
SINGLE FAMILY RESIDENCE
- G. 44 OAKDALE DR
MACKENZIE CADENHEAD & DANIEL BUCKLEY
4.20-16-1
SINGLE FAMILY RESIDENCE
- H. 8 HOLLYWOOD DR
BARD BLOOM & VICTORIA BLOOM
3.160-149-1..L4
SINGLE FAMILY RESIDENCE



1:1500 AREA MAP WITH ZONING DISTRICTS
ALL ZONES ARE RESIDENTIAL

21 HOLLYWOOD DRIVE (SHADED SITE)
EMILY WALLACE & WILLIAM WALLACE

THREE EXISTING TAX LOTS, 3.170-152-14..L4 AND 3.170-152-15..L4
(IN DOBBS FERRY) AND 4.20-17-1..L3 (IN HASTINGS ON HUDSON)
TO BE COMBINED INTO ONE ZONING LOT FOR ZONING PURPOSES.

ZONING DISTRICT OF-6 (PROPOSED SINGLE FAMILY RESIDENCE IS
ENTIRELY WITHIN DOBBS FERRY)

DOBBS FERRY AND HASTINGS SCHOOL DISTRICT

DOBBS FERRY FIRE DEPARTMENT

ZONING CALCULATIONS

zoning district OF-6
(not in downtown or waterfront district)

PROPERTY (3 TAX LOTS) TO BE COMBINED INTO (1) ZONING LOT

| | REQUIREMENT | PROPOSED | COMPLY? | ZONING PROVISION |
|---------------------------------|---------------------|--------------------|---------|------------------|
| GROSS LOT AREA | 5,000 SF MIN | 32,074 SF | YES | 300-35(D)(1) |
| NET LOT AREA | -- | 19,334 SF ** | YES | 300-34(A)(2)(a) |
| LOT WIDTH | 100' MIN* | 162.63' | YES | 300-35(D)(3) |
| LOT DEPTH | 125' MIN* | 183.36' to 207.30' | YES | 300-35(D)(3) |
| BLDG LOT COVERAGE | 18% = 3,480 SF MAX* | 1,833 SF | YES | 300-35(D)(9) |
| IMPERVIOUS SURFACE LOT COVERAGE | 36% = 6,960 SF MAX* | 2,776 SF *** | YES | 300-35(D)(9) |

* AS PER TABLE B-3 (RESIDENTIAL SLIDING SCALES)

** SEE T-102 FOR NET LOT AREA CALCULATION

*** SEE T-102 FOR IMPERVIOUS AREA CALCULATIONS

PRINCIPAL BUILDING

| | | | | |
|------------------|---------------|--------|-----|--------------------|
| BUILDING HEIGHT* | 30' MAX * | 29'-5" | YES | 300-35(D)(8)(a)(2) |
| STORIES | 2 1/2 MAX | 2 | YES | 300-35(D)(8)(a)(2) |
| EAVE HEIGHT** | 26'-2" MAX ** | 25'-6" | YES | 300-35(D)(8)(b) |

NOTE: BUILDING MUST REMAIN WITHIN 45° SKY PLANE STARTING AT 10' ABOVE LOT LINE
SET AT AVG GRADE HEIGHT BETWEEN LOT LINE AND BUILDING. SEE T-102 FOR COMPLIANCE

* SEE T-102 FOR PREVAILING RIDGE HEIGHT = 37'-3" > 30', THEREFORE 30' IS MAX RIDGE

** SEE T-102 FOR PREVAILING EAVE HEIGHT = 26'-2" < 28', THEREFORE 26'-2" IS MAX EAVE

| | | |
|-------------------------|--------------------------------------------------------------------|--------------------------------------------------|
| FRONT YARD | 40' MIN* TO BE MODIFIED AS PER PREVAILING | 300-34(2)(a) |
| PREVAILING FRONT YARD** | MIN (19.7') - (10%) 20' = 17.7' MAX (19.7') + (10%) 20' = 21.7' | 21' ** YES 300-35(D)(5)(a) 300-35(D)(6) |
| SIDE YARD | 20' MIN* | 20' & 63'-1" YES 300-35(D)(4) |
| TOTAL SIDE YARDS | 50' MIN* | 83'-1" YES 300-35(D)(4) |
| REAR YARD | 40' MIN* | 142'-6" YES 300-35(D)(7) |

* AS PER TABLE B-4 AND B-5 (RESIDENTIAL SLIDING SCALES)

** SEE T-102 FOR PREVAILING FRONT YARD SETBACK CALCULATION

| | | | | |
|----------------|---|---|-----|-----------|
| PARKING SPACES | 2 | 2 | YES | 300-48(G) |
|----------------|---|---|-----|-----------|

FLOOR AREA

| | |
|------------------|---------|
| 1ST FLOOR AREA | 1815 SF |
| 2ND FLOOR AREA | 1255 SF |
| TOTAL FLOOR AREA | 3070 SF |

| | |
|------------------|--------|
| ACCESSORY GARAGE | 507 SF |
|------------------|--------|



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION (STREET VIEW)

WALLACE HOUSE

21 Hollywood Drive
Dobbs Ferry, NY 10522

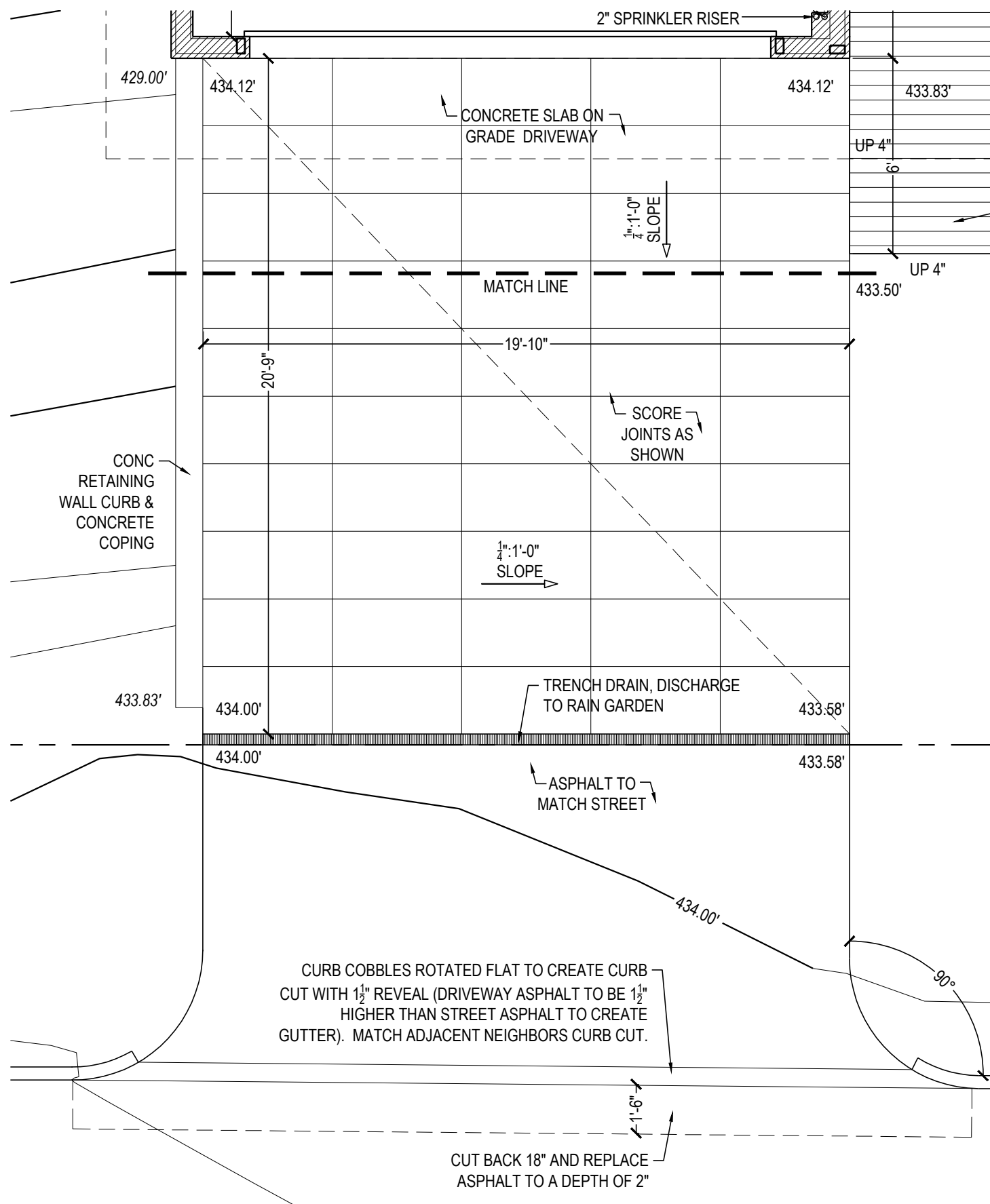
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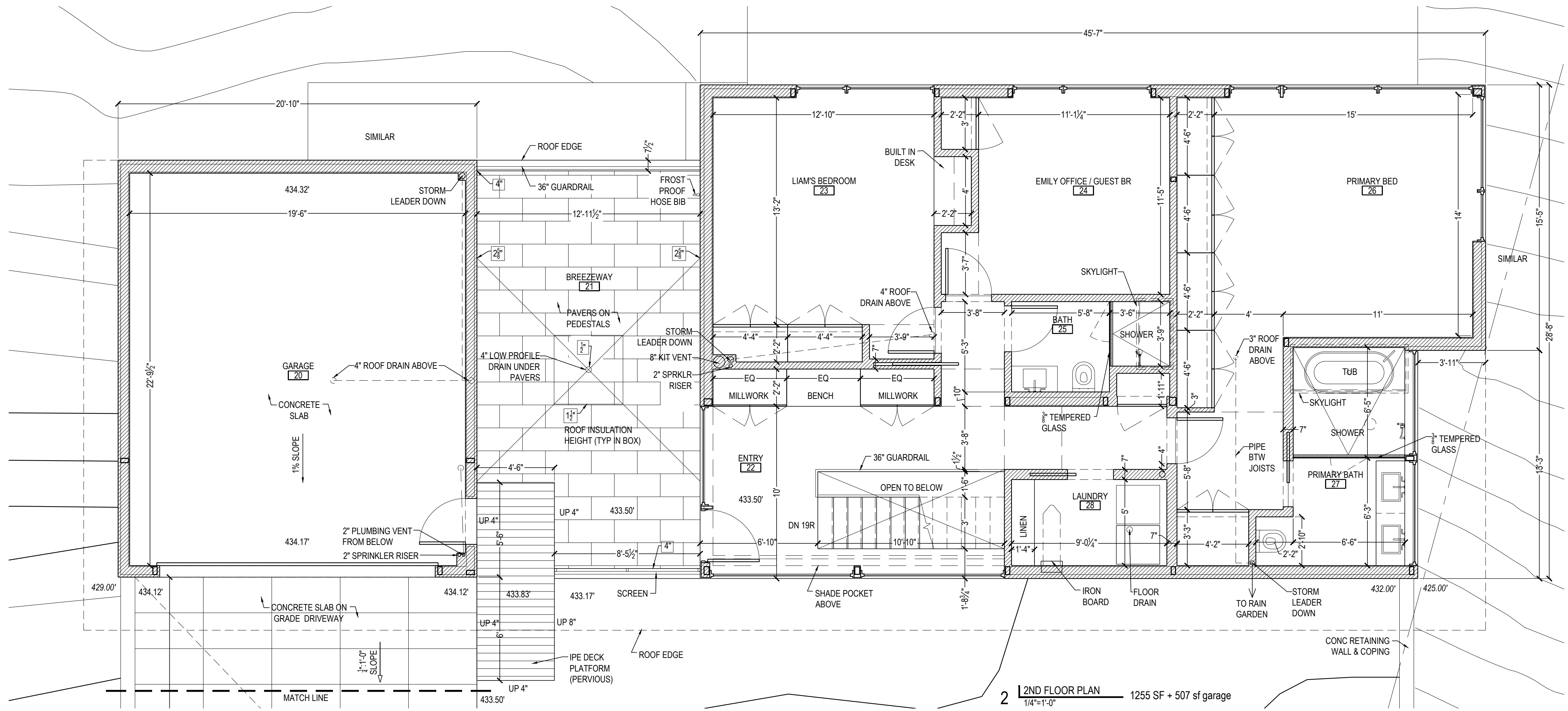
SEAL AND SIGNATURE

cover page

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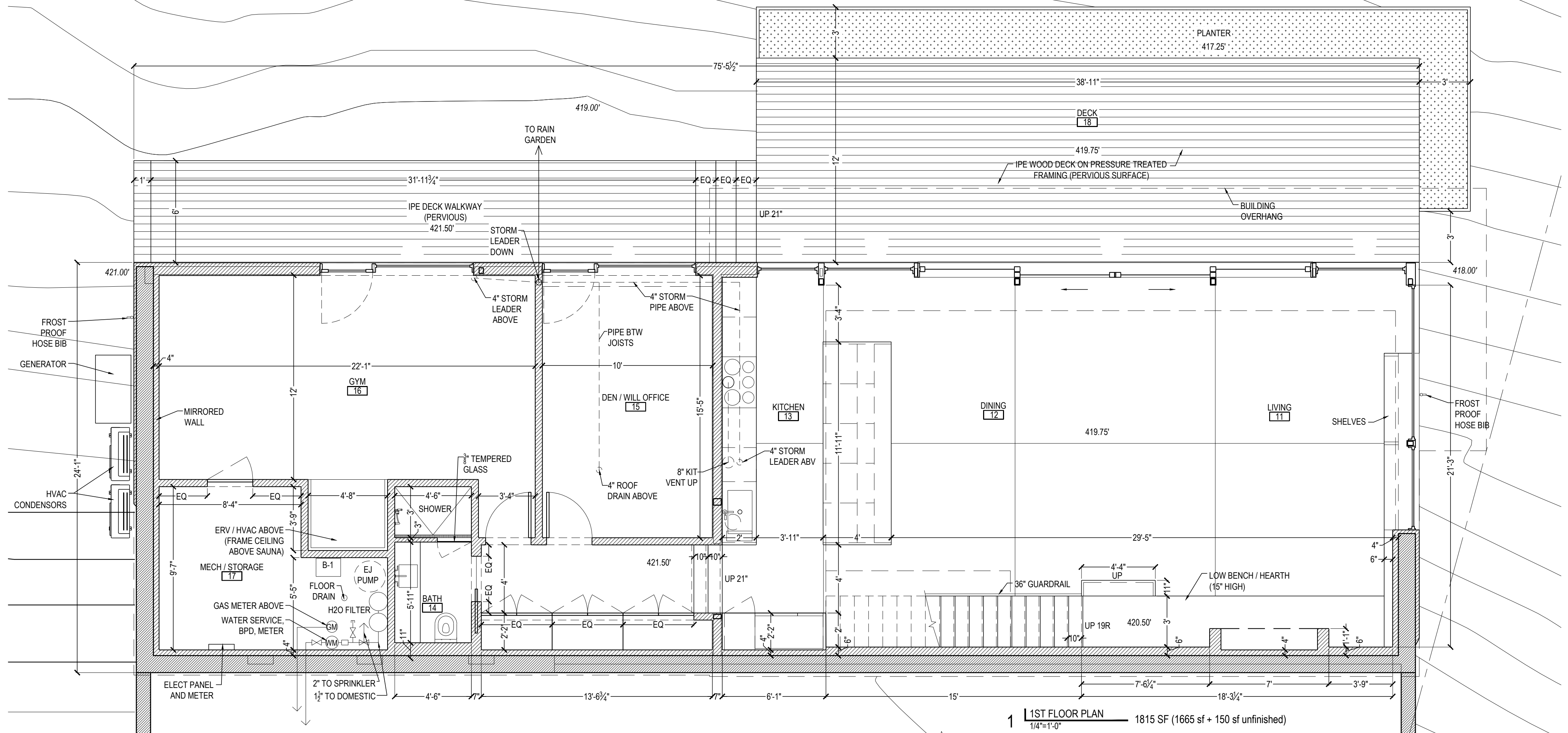
3 | DRIVEWAY PLAN
1/4"=1'-0"



2 | 2ND FLOOR PLAN
1/4"=1'-0" 1255 SF + 507 sf garage

GENERAL CONSTRUCTION NOTES:

1. ALL INTERIOR DIMENSIONS ON CONSTRUCTION PLANS INCLUDE SHEETROCK FINISH. INTERIOR PARTITIONS ARE 4-3/4" FINISHED, WITH 2x4 STUDS, UNLESS OTHERWISE NOTED. WALLS THAT ARE DIMENSIONED AS 7" ARE 2x6 STUDS WITH SHEETROCK FINISH. SEE DETAIL A-403 FOR INTERIOR WALL ASSEMBLY.
2. SEE INTERIOR ELEVATIONS ON A-201 FOR PLUMBING, APPLIANCE, ACCESSORY, AND MILLWORK TAGS. APPLIANCES ARE ALSO TAGGED ON PLAN. SPECIFICATIONS FOR EACH ITEM ARE FOUND IN SCHEDULES ON A-202.
3. SEE PLANS FOR INTERIOR AND EXTERIOR FLOOR FINISHES. SEE INTERIOR ELEVATIONS ON A-201 FOR WALL, WALL BASE, AND COUNTERTOP FINISHES. SPECIFICATIONS FOR FINISHES ARE FOUND IN SCHEDULE ON A-203.
4. SEE PLANS FOR DOORS TAGS. SPECIFICATIONS FOR DOORS AND HARDWARE ARE FOUND IN SCHEDULE ON A-203.
5. SEE EXTERIOR ELEVATIONS A-200 FOR EXTERIOR BUILDING FINISH MATERIALS, WINDOW SCHEDULE AND SPECS.
6. THE EXISTING SEWER CONNECTION IS TO REMAIN AND TO BE REUSED. THE INVERT IS APPROXIMATELY ELEVATION 431.00'. THE EXISTING DOMESTIC WATER STREET CONNECTION TO BE REUSED AS WELL.
7. ELECTRIC AND DATA SERVICE TO BE UNDERGROUND, IF POSSIBLE.
8. ALL ROOF LEADERS TO CONNECT UNDERGROUND AND DISCHARGE INTO REAR YARD RAIN GARDEN AS PER ENGINEERING SITE PLANS.
9. ELECTRIC AND GAS METERS IDEALLY TO BE LOCATED IN 1ST FLOOR MECH ROOM. SEE PLAN FOR PROPOSED LOCATION OF WATER METER. IF REQUIRED TO BE OUTSIDE BY UTILITY COMPANY, LOCATION SHALL BE DETERMINED IN FIELD WITH ARCHITECT.
10. SEE EROSION CONTROL STRATEGIES DURING CONSTRUCTION (SILT FENCE, SOIL STOCKPILE, ANTI-TRACK PAD) ON ENGINEERING SITE PLAN.
11. GC TO INSTALL. 3" PVC RADON VENT PIPE FROM THE UNDERSLAB GRAVEL LAYER THROUGH THE ROOF. EXACT LOCATION IN MECH ROOM TO BE DETERMINED ON SITE.
12. SEE T-101 FOR NOTES ON BLOWER DOOR TEST.



1 | 1ST FLOOR PLAN
1/4"=1'-0" 1815 SF (1665 sf + 150 sf unfinished)

3070 SF HOUSE + 507 SF GARAGE

WALLACE
HOUSE

21 Hollywood Drive
Dobbs Ferry, NY 10522

date
2.17.23
4.6.23

issue
DOB initial
AHRB initial

SEAL AND SIGNATURE

construction
plans

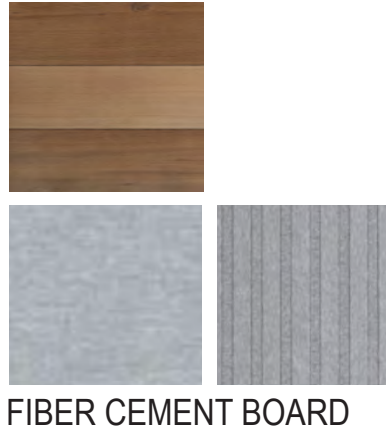
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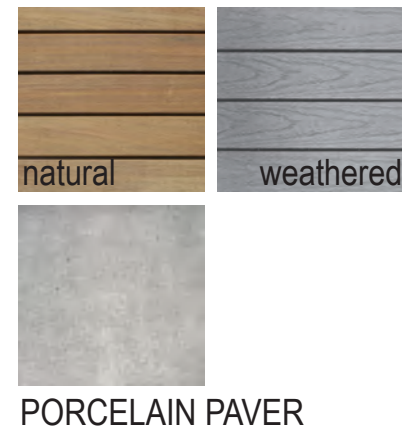
PAINT COLORS

- TRIM / FASCIA / COLUMN
SCREEN AND GUARDRAIL
- PAINTED SCREEN
AND GUARDRAIL

THERMO-HEMLOCK WOOD SIDING



IPE WOOD DECKING



| EXTERIOR ELEVATION MATERIAL SCHEDULE | | | | | |
|--------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------|---------------------------------------------------|-------------------|
| TAG | ITEM | DESCRIPTION | AREA / LENGTH | NOTES | DETAIL # ON A-400 |
| 1 | 1x6 HORIZONTAL WOOD SIDING | DELTA MILLWORKS: THERMO HEMLOCK VG 2.0 SMOOTH, UNFINISHED, TONGUE & GROOVE FLUSH JOINT, MITERED CORNERS, GC TO SEAL / STAIN | | PROVIDE ADD'L TRIM STOCK FOR OPENINGS | |
| 2 | | | | ATTACHED TO ROLL UP GARAGE DOOR AND JAMB / HEAD | -- |
| 3 | 4" AZEK BASE TRIM | 3/8" AZEK TRIM | | PAINT DARK GRAY | |
| 4 | COLUMN CLADDING | | | PAINT DARK GRAY | |
| 5 | ROOF FASCIA | | | PAINT DARK GRAY | |
| 6 | DRIP EDGE FLASHING OR METAL PARAPET CAP | 4" HEIGHT, 20 GAUGE ALUMINUM | | DARK GRAY COLOR | |
| 7 | ENTRANCE SCREEN | HORIZONTAL STEEL SLATS | | POWDER COAT BLACK | |
| 8 | FIBER CEMENT BOARD CLADDING (EASTERN ARCHITECTURAL PRODUCTS) | CEMBRIT PATINA SMOOTH, GRANITE COLOR | - | ARCH TO PROVIDE DIAGRAM OF 4x8 OR 4x10 PANEL CUTS | -- |
| 9 | | CEMBRIT PATINA INLINE, GRANITE COLOR | | INSTALL HORIZONTALLY | |
| 10 | VERTICAL WOOD SLATS | 1"x2" @ 2" TO MATCH SIDING | - | INSTALLED OVER 3/8" PAINTED AZEK BOARD | |
| 11 | GUARDRAIL | STEEL BAR & DOWEL | | POWDER COAT BLACK | -- |
| 12 | DECK WITH 3/8" AZEK FACE | IPE WOOD | - | AZEK PAINT DARK GRAY | |
| 13 | PLANTER WITH 3/8" AZEK FACE | | | AZEK PAINT DARK GRAY | |
| 14 | RETAINING WALL COPING | 2" CONCRETE | | | -- |
| 15 | LIGHT SCONCE | | | | |
| 16 | 4" TOILET & BOILER VENTS | SEHO SFB 4" | | | -- |

| WINDOW SCHEDULE | | | | | |
|-------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------|------------------------------------|
| ROOM | SYMBOL | GROUPING (W x H) | TOP OF WINDOW R.O. ABV FIN FLR | FINISH SIZE (NOT R.O.) | NOTES |
| | | | | W x H | |
| ENTRY | W01 | (1) 5'-9½" x 6'-8" FIXED UNDER (1) 5'-9½" x 2'-4½" AWNING TRANSOM | 9'-1" (442.58") UNDERSIDE OF BREEZEWAY FRAMING | 5'-9½" x 9'-0½" | FIXED LOWER UNITS TEMPERED |
| | W02 W03 | (1) 8'-4½" x 6'-8" FIXED UNDER (2) 4'-2½" x 2'-4½" AWNING TRANSOMS | | 8'-4½" x 9'-0½" | |
| BATH 27 | W04 W05 | (1) AWNING | 9'-1" (442.58") UNDERSIDE OF ROOF FRAMING | 6'-1" x 2'-5" | TEMPERED |
| PRIMARY BEDROOM | W06 | (1) 2'-11" x 6'-1" CASEMENT OVER FIXED (1) 2'-11" x 2'-11½", NEXT TO (1) 5'-6" x 9'-0½" FIXED | | 8'-5" x 9'-0½" | FIXED UNITS TEMPERED |
| | W07 | (2) 5'-6" x 9'-0½" FIXED | | 11'-0" x 9'-0½" | |
| | W08 | (1) 2'-11" x 6'-1" CASEMENT OVER FIXED (1) 2'-11" x 2'-11½" | | 2'-11" x 9'-0½" | |
| BEDRMS | W09 W10 | (1) 2'-11" x 6'-1" CASEMENT OVER FIXED (1) 2'-11" x 2'-11½", NEXT TO (1) 5'-1" x 9'-0½" FIXED | | | 8'-0" x 9'-0½" |
| LIVING, DINING, KITCHEN | W11 | (1) AWNING | 8'-5½" (428.21") | 4'-11" x 5'-5" | TEMPERED |
| | W12 | (1) FIXED | | 9'-1½" x 5'-5" | |
| | W13 W15 | (1) FIXED | | 5'-3½" x 8'-5" | |
| | W14 | (4) PANEL LIFT & SLIDE (OX-XO) | | 23'-2" x 8'-6 11⁄16" | |
| | W16 | (1) 3'-7" x 5'-5" CASEMENT OVER (1) 3'-7" x 3'-0" FIXED | | 3'-7" x 8'-5" | FIXED LOWER UNIT TEMPERED |
| | W11t | (1) FIXED | 11'-1½" (430.87") | 4'-11" x 2'-4" | |
| | W12t | (1) FIXED | | 9'-1½" x 2'-4" | |
| | W13t W14t W15t | (1) FIXED | | 11'-2" x 2'-4" | |
| | W16t | (1) FIXED | | 3'-7½" x 2'-4" | |
| | W12s | (1) FIXED | | 2'-8½" (422.46") | |
| DEN / WORKOUT | W17 W18 | (1) 3'-0" x 6'-9½" INSWING PATIO DOOR UNDER (1) 3'-0" x 2'-6½" AWNING TRANSOM; NEXT TO (1) 6'-0" x 6'-9½" FIXED UNDER (1) 6'-0" x 2'-6½" FIXED TRANSOM | 9'-4½" (430.87") | 9'-0" x 9'-4" | TEMPERED DOOR AND FIXED LOWER UNIT |
| BATH 27 | W_R1 | (1) FIXED SKYMAX :CURB MOUNTED | 78½" x 31" (INSIDE CURB DIM) | | CUSTOM SIZE |
| LAUNDRY 28 | W_R2 | (1) SOLAR POWERED VENTILATED CURB MOUNTED SKYLIGHT, VELUX VCS 2246 | 22" x 46½" (INSIDE CURB DIM) | | |

WINDOW NOTES:

1. WINDOW SPECIFICATIONS :
MANUFACTURER / MODEL : PELLA RESERVE SERIES (EXCEPT LIFT & SLIDE W14)
ALL PATIO DOORS TO BE CONTEMPORARY PROFILE WITH THINNER RAILS
GLAZING : DUAL PANE ARGON FILLED, ADVANCED COMFORT LOW-E IG
U=.27 OR BETTER, SHGC=.40 OR BETTER
EXTERIOR COLOR: BLACK
INTERIOR COLOR: UNFINISHED (TO BE SITE PAINTED)
HARDWARE : SALDO MATT BLACK (AWNINGS / CASEMENTS)
PLAZO MATT BLACK (SLIDING DOORS)
SCREENS : "VIVID VIEW" PROVIDED FOR ALL OPERABLE WINDOWS AND DOORS
GRILLES : NONE

2. W14: LIFT & SLIDE SPECIFICATIONS:
MANUFACTURER / MODEL: ANDERSEN AWLS-C (ALUMINUM WOOD-CLAD)
GLAZING : U=.27 OR BETTER, SHGC=.40 OR BETTER
EXTERIOR COLOR: BLACK
INTERIOR COLOR: UNFINISHED PINE (TO BE SITE PAINTED)
PROVIDE SCREENS, FLUSH DRAINAGE TRACK, STANDARD HARDWARE TBD

3. SKYLIGHT SPECIFICATIONS :
MANUFACTURER / MODEL : VELUX
GLAZING : U=.50 OR BETTER, SHGC=.40 OR BETTER
4. SEE ELEVATIONS FOR DOOR & WINDOW SWINGS.

5. SEE ELEVATIONS FOR WINDOW GROUPING LAYOUT; SMALLER WINDOW WITHIN LARGER GROUPING IS MEASURED FROM UNIT EDGE TO CENTERLINE OF FIXED MULL OR POST. GROUPING INCLUDES ANY REQUIRED MULLS.

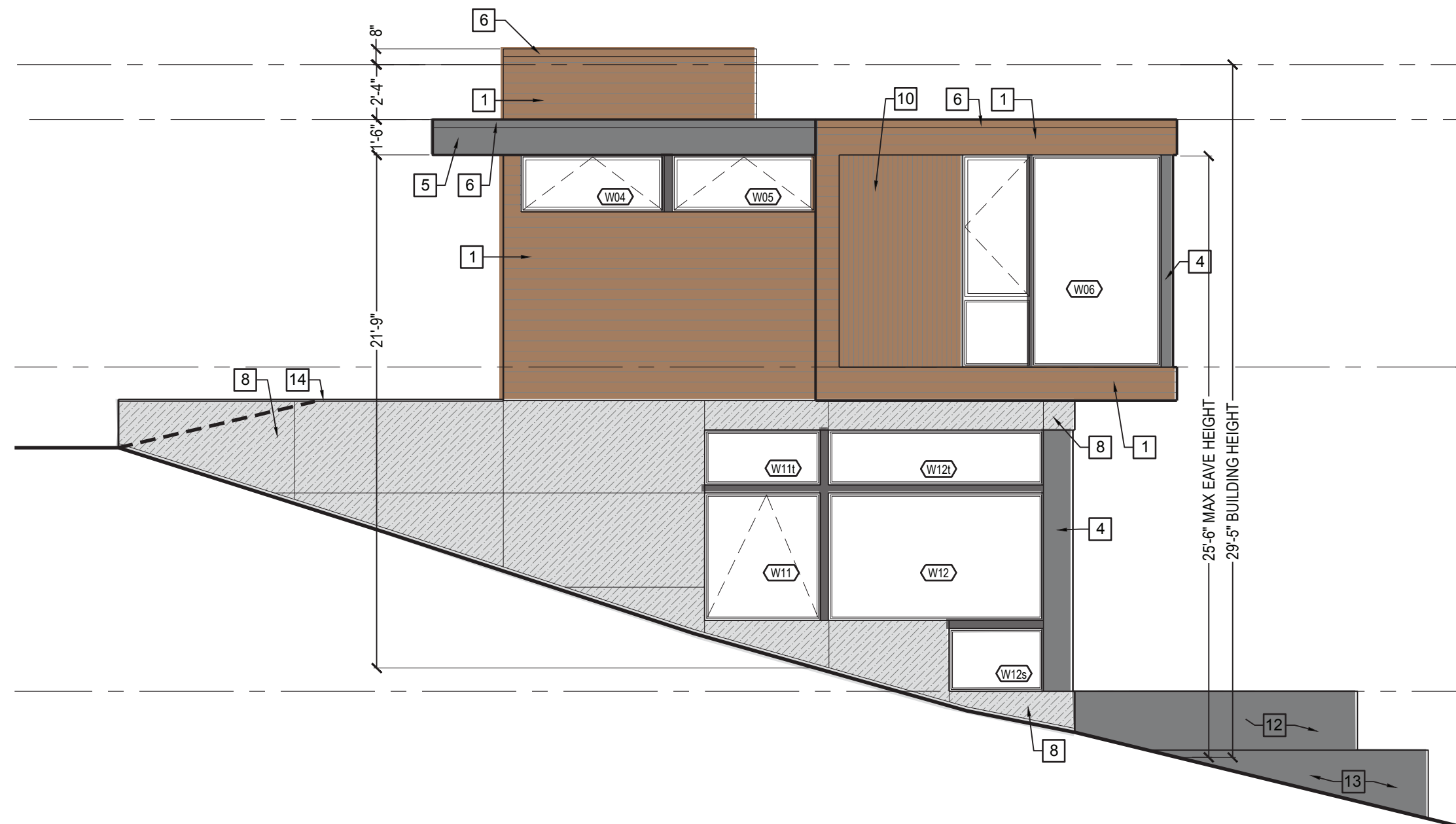
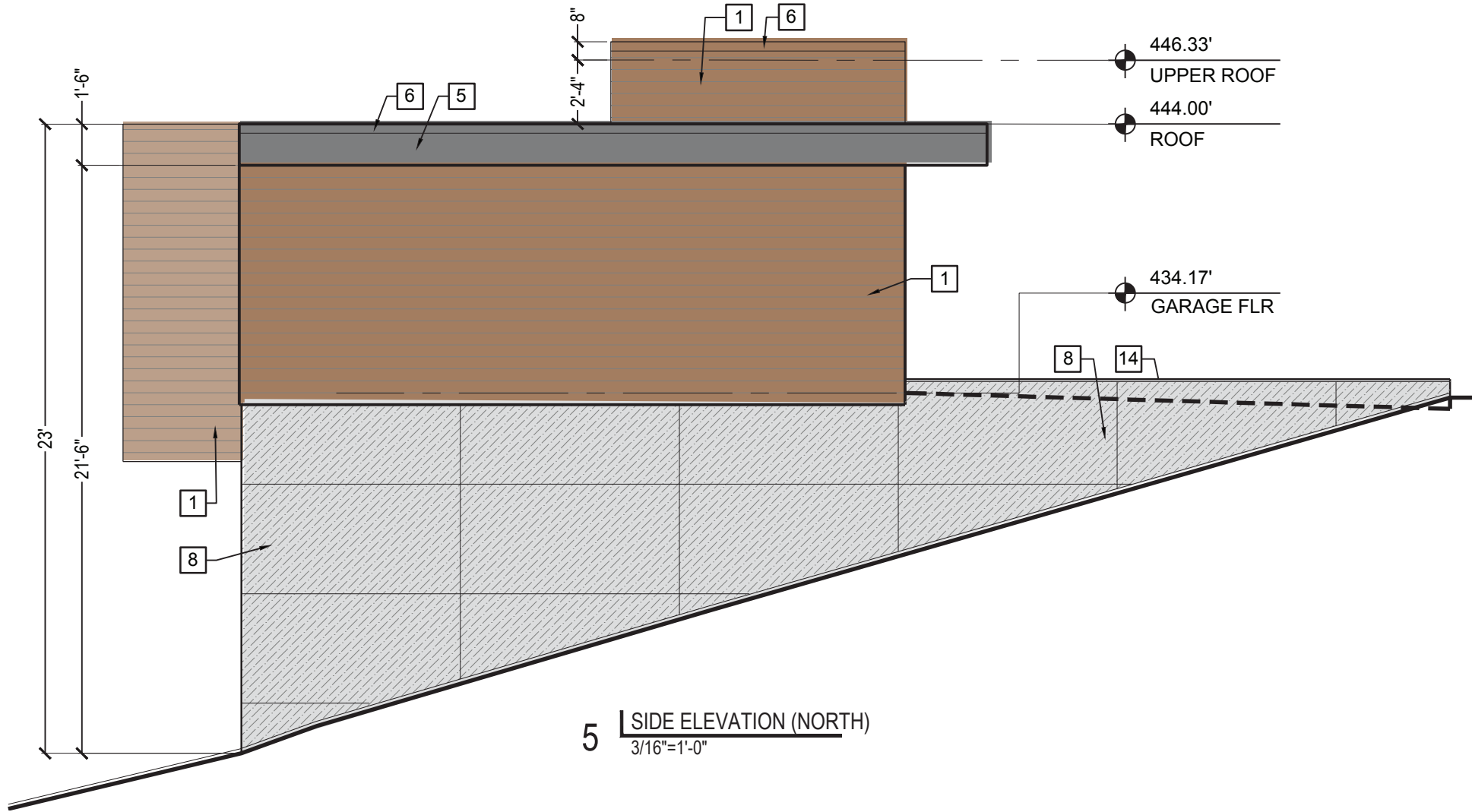
6. TOP OF WINDOW R.O. REFERS TO THE ROUGH OPENING HEIGHT FROM THE FINISH FLOOR. (THE ELEVATION IS IN PARENTHESES.)

7. SEE WINDOW DETAILS FOR SIZE OF SHIM SPACE (FINISH UNIT VS. ROUGH OPENING SIZE); TYPICAL IS 1/8" EACH SIDE OF WINDOW, BUT REFER TO DETAILS FOR EXCEPTIONS.

8. PROVIDE TEMPERED GLASS AT LOCATIONS WHERE GLAZING IS INSTALLED IN HAZARDOUS LOCATIONS (SEE GLAZING NOTE 2 ON T-101 OR AS PER MANUFACTURERS RECOMMENDATIONS).

9. PROVIDE WATERPROOF MEMBRANE (SOLITEX ADHERO PEEL & STICK) AND SILL PAN FLASHING, EXPANDABLE SPRAY FOAM INSULATION AND WINDOW EDGE SEALANT TAPE AT ROUGH OPENING FRAME JOINTS TO CREATE CONTINUOUS AIR BARRIER WITH SURROUNDING WALL SYSTEM. SEE WINDOW DETAILS.

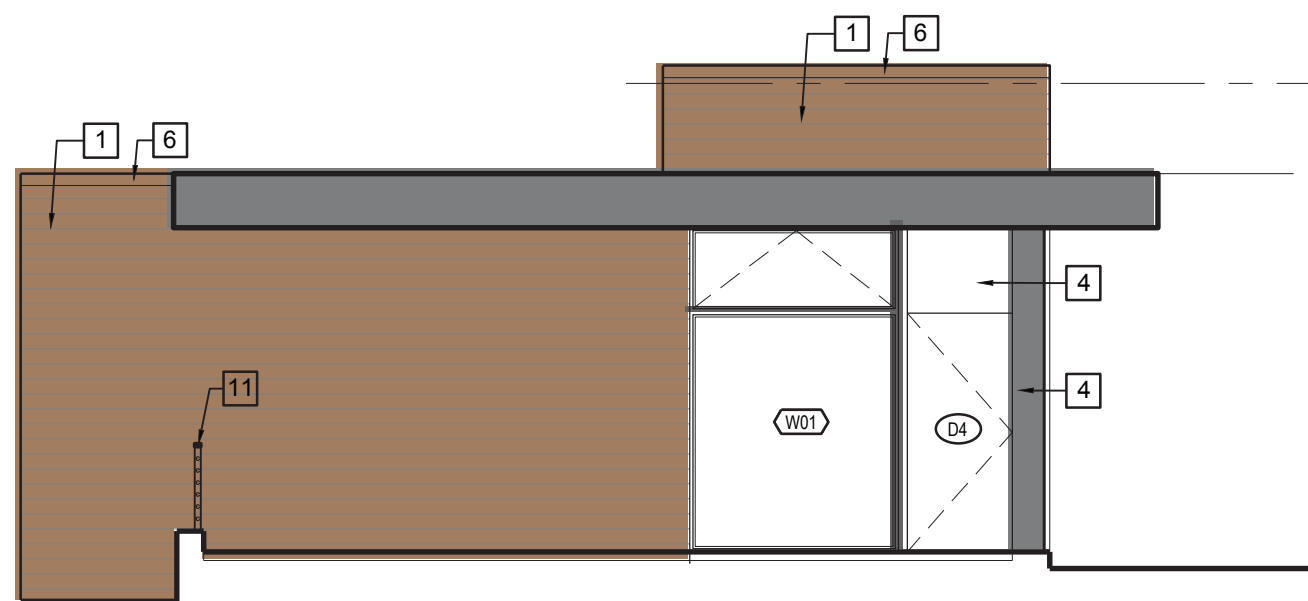
10. GC TO SUPPLY AND INSTALL WINDOWS. GC TO VERIFY ROUGH OPENING SIZES IN FIELD. ARCHITECT TO APPROVE SHOP DRAWINGS PRIOR TO PURCHASE.



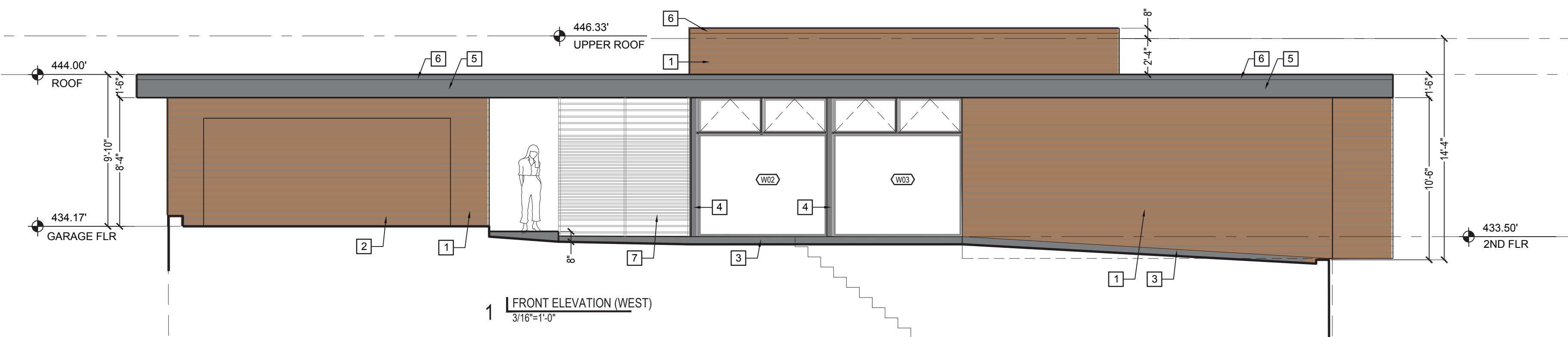
3 | SIDE ELEVATION (SOUTH)
3/16"=1'-0"



4 | REAR ELEVATION (EAST)
3/16"=1'-0"



2 | ENTRANCE ELEVATION (NORTH)
3/16"=1'-0"



1 | FRONT ELEVATION (WEST)
3/16"=1'-0"

WALLACE HOUSE

21 Hollywood Drive
Dobbs Ferry, NY 10522

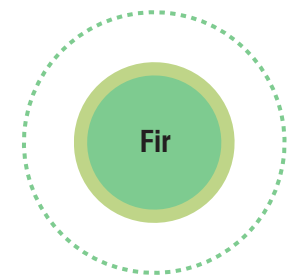
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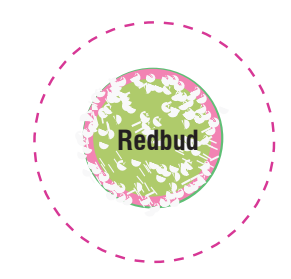
SEAL AND SIGNATURE

exterior
elevations

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[4] Douglas Fir
2" caliper each
Pseudotsuga menziesii



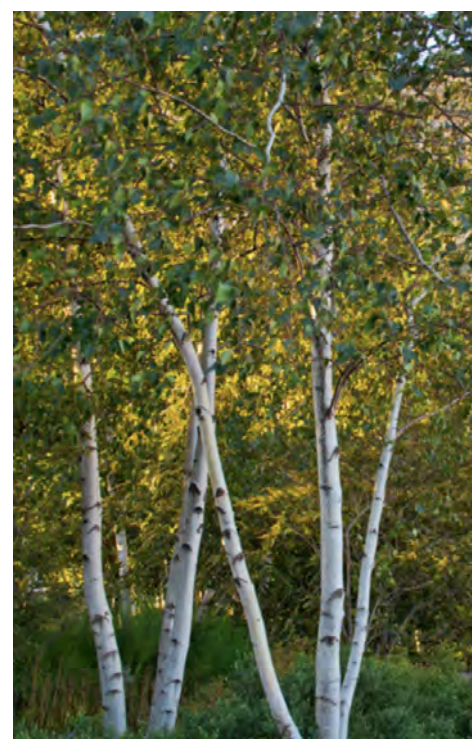
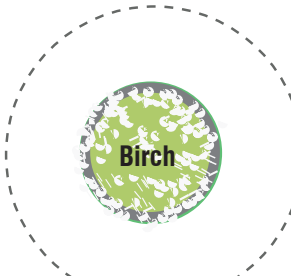
[1] Eastern Redbud
2.5" caliper each
Cercis canadensis



[2] Cucumber Magnolia
2.5" caliper each
Magnolia acuminata



[5] Flowering Dogwood
2.5" caliper each
Cornus florida



[2] Grey Birch
2.5" caliper each
Betula ptopulifolia

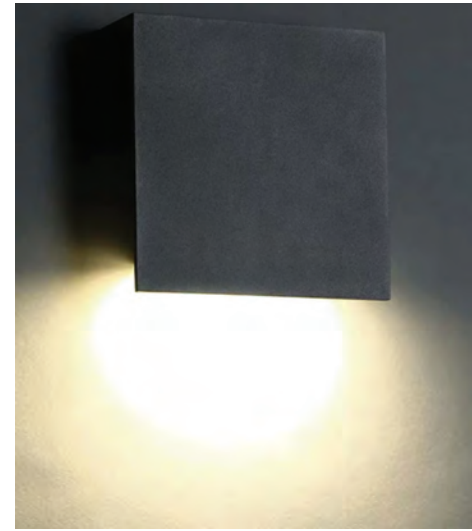
NOTE
ALL PROPOSED
TREES ARE ON THE
DOBBS FERRY NATIVE
PLANT LIST

SITE PLAN NOTES:

- EXISTING HOUSE AND DRIVEWAY TO BE DEMOLISHED.
- SEE ENGINEERING SITE PLAN FOR SITE DRAINAGE AND RAIN GARDEN DETAILS. ALL ROOF LEADERS TO CONNECT UNDERGROUND AND DISCHARGE INTO REAR YARD RAIN GARDEN AS PER ENGINEERING SITE PLANS.
- SEE ENGINEERING SITE PLAN FOR AREA OF DISTURBANCE AND EROSION CONTROL STRATEGIES DURING CONSTRUCTION (SILT FENCE, SOIL STOCKPILE, ANTI-TRACK PAD).
- THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
- NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN ARCHITECTURAL SITE PLAN AND ENGINEERING SITE PLAN. ARCHITECTURAL SITE PLAN SHALL GOVERN REGARDING TREE REMOVAL AND EXACT HOUSE LOCATION.
- 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 ENGINEER.
- BUILT 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. (NO FILL IS ANTICIPATED.)
- 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.
- THERE ARE NO EASEMENTS OR DEED RESTRICTIONS..
- SEE CONSTRUCTION PLANS A-100 FOR SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, DRIVEWAY GRADING, & PAVING MATERIALS.



WAC LIGHTING
Ion LED
Square
Recessed
Light
9 fixtures

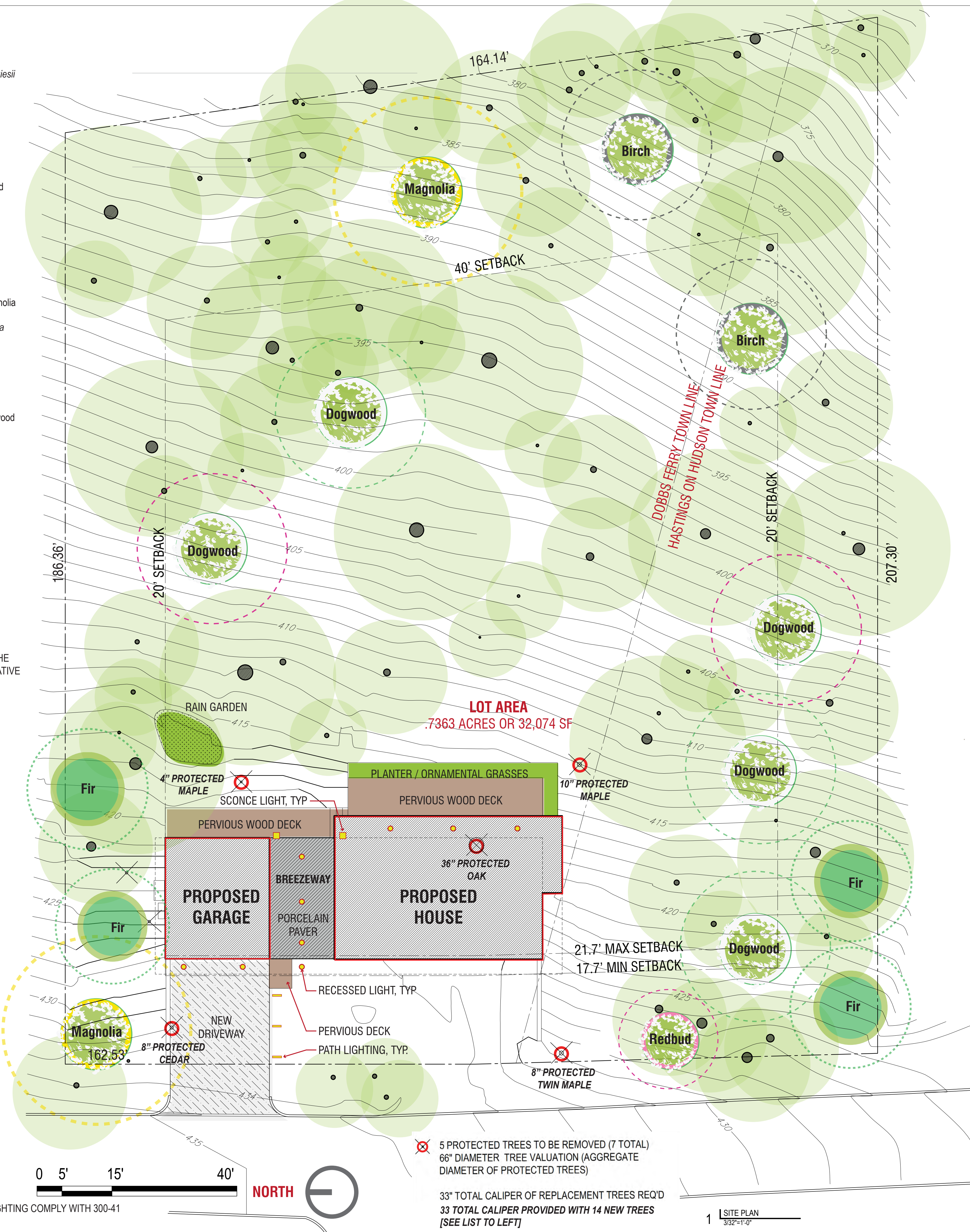


MODERN
FORMS
Square LED
Outdoor Wall
Sconce
black
2 fixtures



WAC LIGHTING
Balance Single
LED Path
Light
bronze
3 fixtures

NOTE
ALL EXTERIORLIGHTING COMPLY WITH 300-41



WALLACE HOUSE

21 Hollywood Drive
Dobbs Ferry, NY
10522

date
2.17.23
4.6.23

issue
DOB initial
AHRB initial

SEAL AND SIGNATURE

landscape plan

NYC DOB #
L-100.00
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PREVAILING RIDGE AND EAVE HEIGHT CALCULATIONS:

PREVAILING RIDGE HEIGHT IS 1.25 TIMES THE AVERAGE RIDGE HEIGHT OF DOBBS FERRY LOTS WITHIN 200', MEASURED FROM CONTOURS AS PER WESTCHESTER GIS.

PREVAILING RIDGE HEIGHT (REAR)
[(28'-2" + 30'-1" + 31'-2") / 3] x 1.25 = 37'-3"

PREVAILING RIDGE HEIGHT (FRONT)
[(14'-2" + 18'-8" + 19'-2") / 3] x 1.25 = 21'-8"

PREVAILING EAVE HEIGHT IS 1.15 TIMES THE AVERAGE RIDGE HEIGHT OF DOBBS FERRY LOTS WITHIN 200', MEASURED FROM CONTOURS AS PER WESTCHESTER GIS.

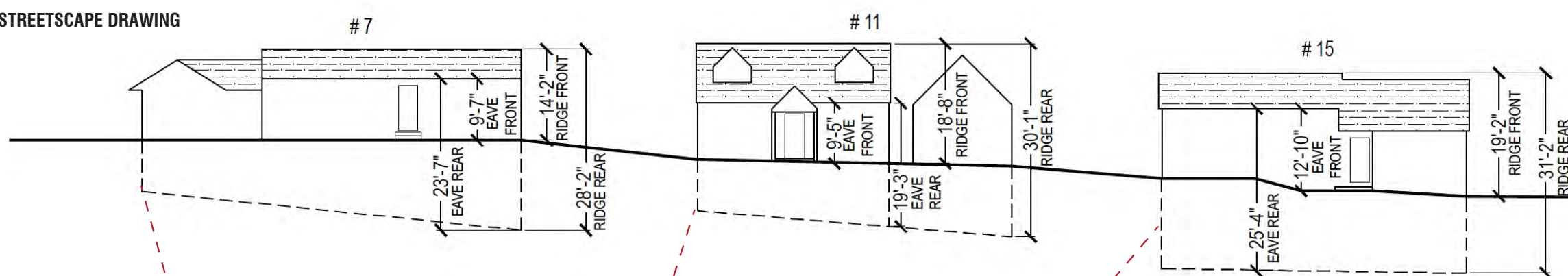
PREVAILING EAVE HEIGHT (REAR)
[(23'-7" + 19'-3" + 25'-4") / 3] x 1.15 = 26'-2"

PREVAILING EAVE HEIGHT (FRONT)
[(9'-7" + 9'-5" + 12'-10") / 3] x 1.15 = 12'-2"

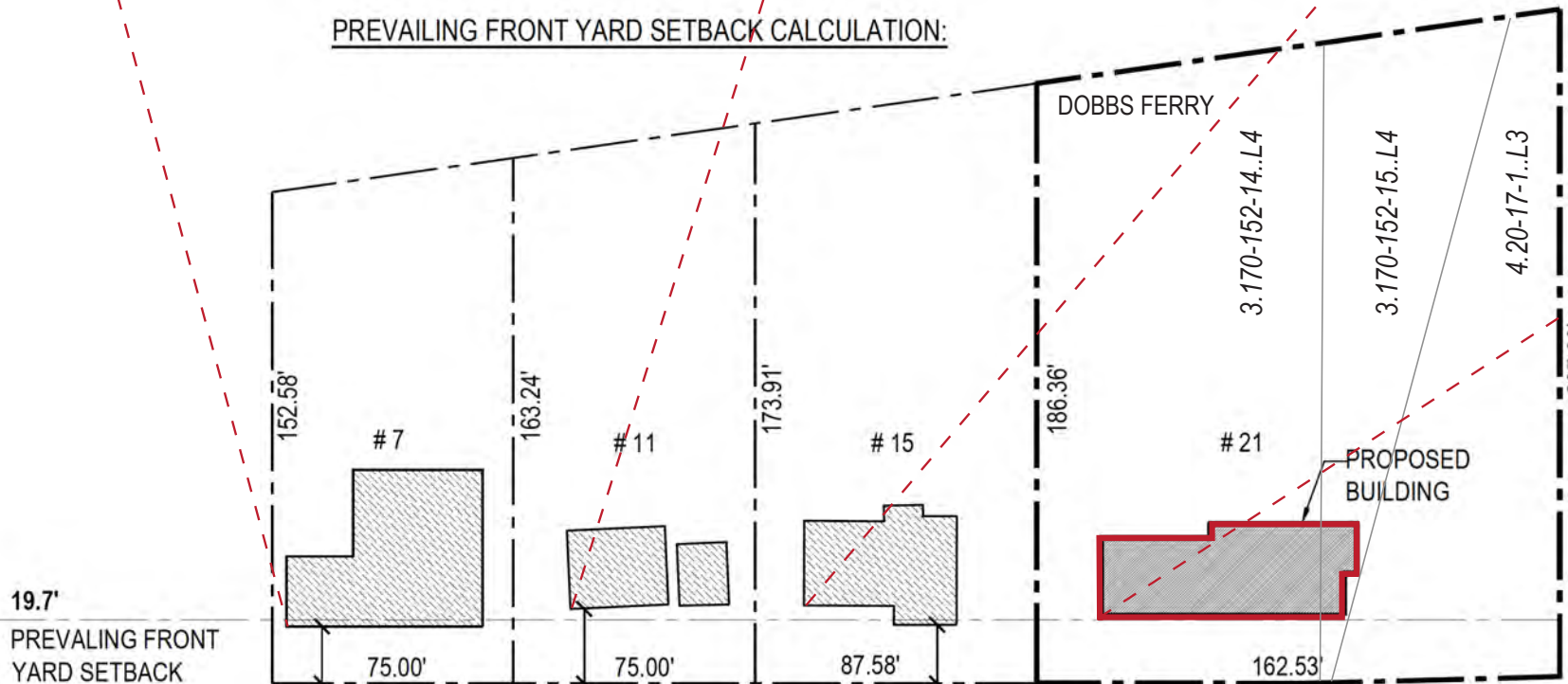
PROPOSED RIDGE HEIGHT (REAR) = 29'-5"
PROPOSED RIDGE HEIGHT (FRONT) = 14'-4"

PROPOSED EAVE HEIGHT (REAR) = 25'-6"
PROPOSED EAVE HEIGHT (FRONT) = 10'-6"

STREETSCAPE DRAWING



PREVAILING FRONT YARD SETBACK CALCULATION:



PREVAILING FRONT YARD SETBACK IS AVERAGE FRONT SETBACK OF DOBBS FERRY LOTS WITHIN 200', MEASURED AS PER GREENBURGH GIS.

7 HOLLYWOOD DR: 17.8' SETBACK
11 HOLLYWOOD DR: 23.2' SETBACK
15 HOLLYWOOD DR: 18.2' SETBACK
(17.8' + 23.2' + 18.2') / 3 = 19.7' PREVAILING FRONT YARD

#21 PROPOSED BUILDING

#21 PROPOSED BUILDING

STREET ELEVATION

SKY PLANE DIAGRAM:

DIAGRAM SHOWN AT NORTHEAST CORNER OF PROPOSED BUILDING (WORST CASE CONDITION)

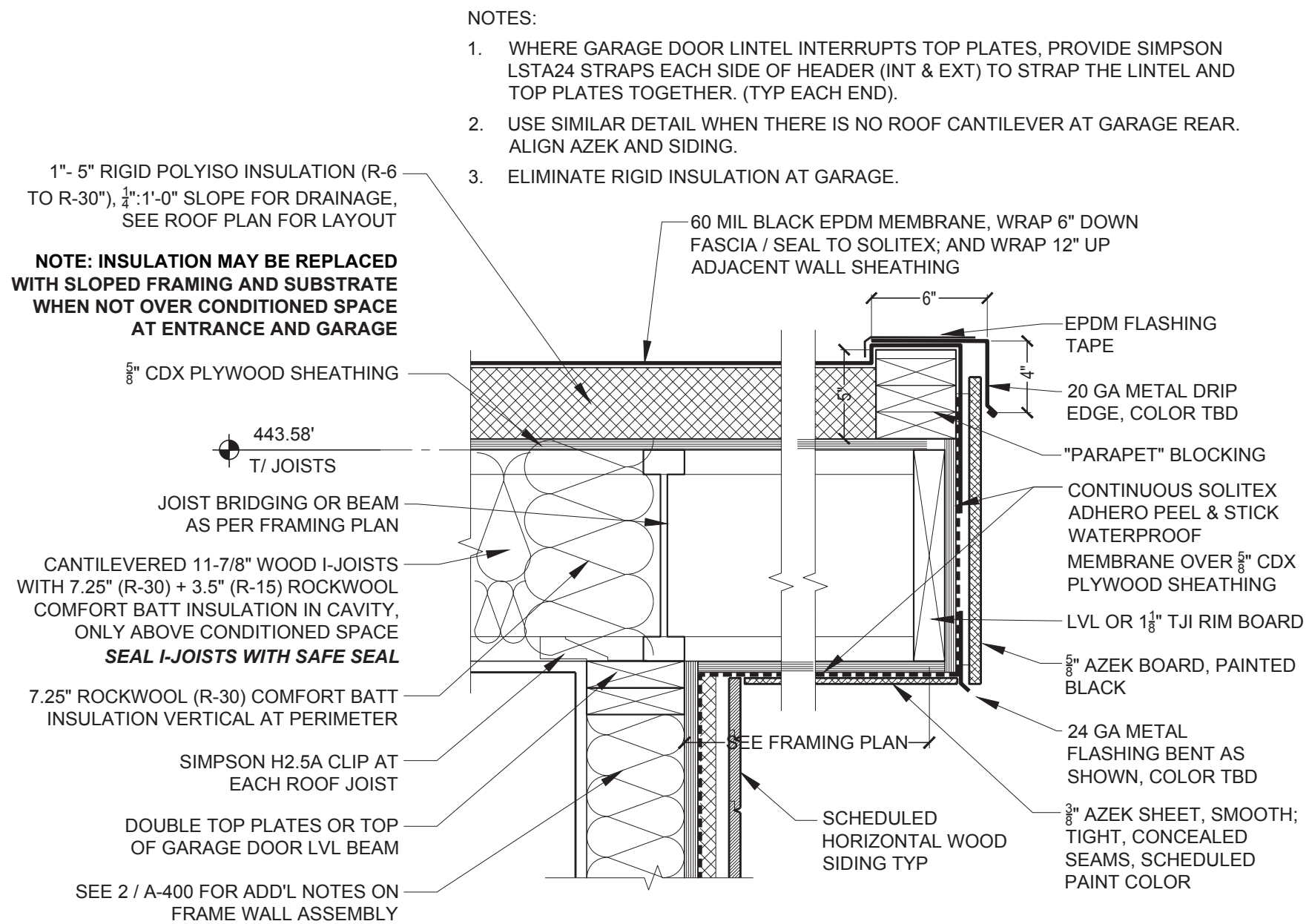
REAR ELEVATION



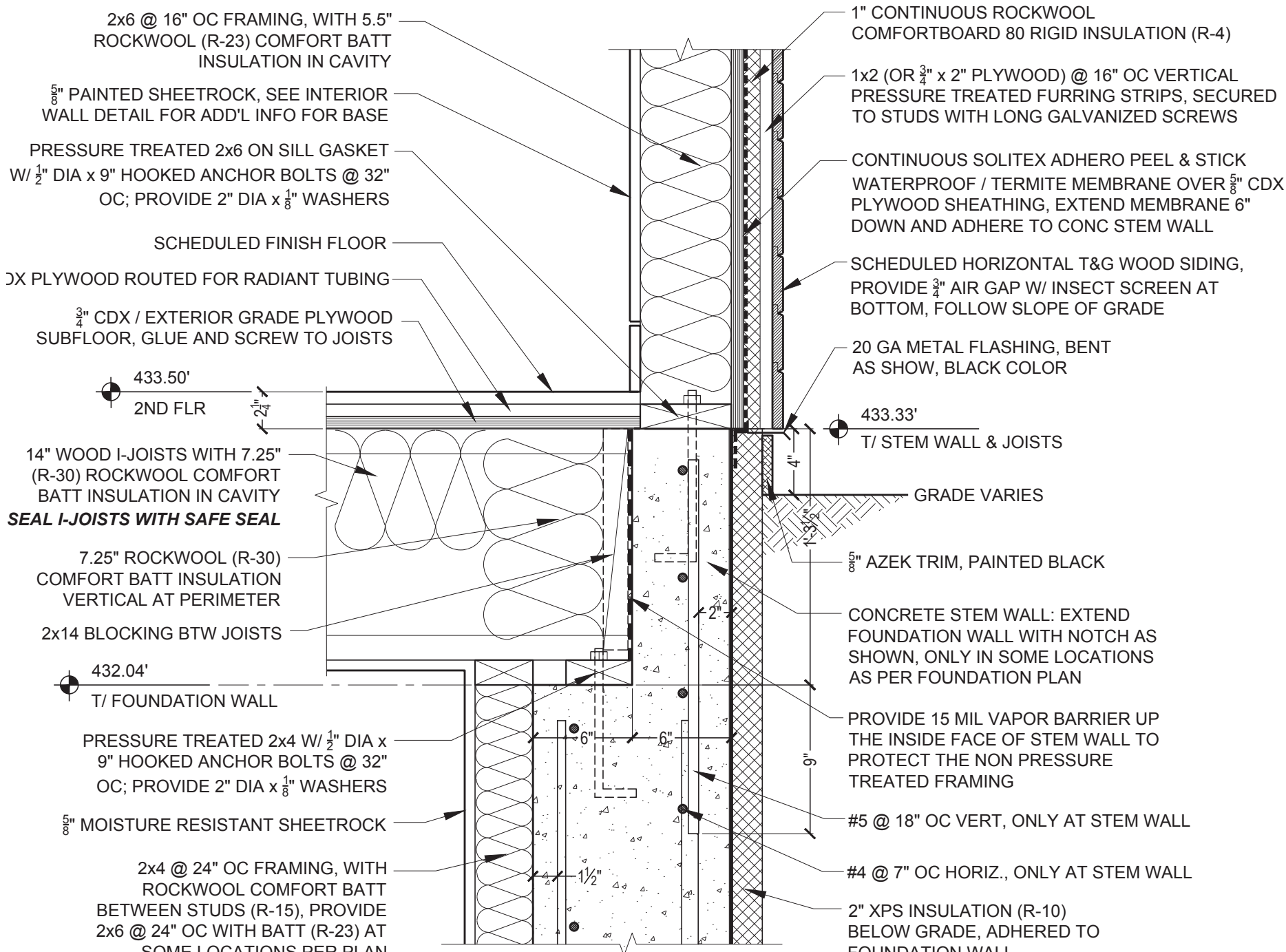
21 HOLLYWOOD DRIVE [existing house to be demolished]



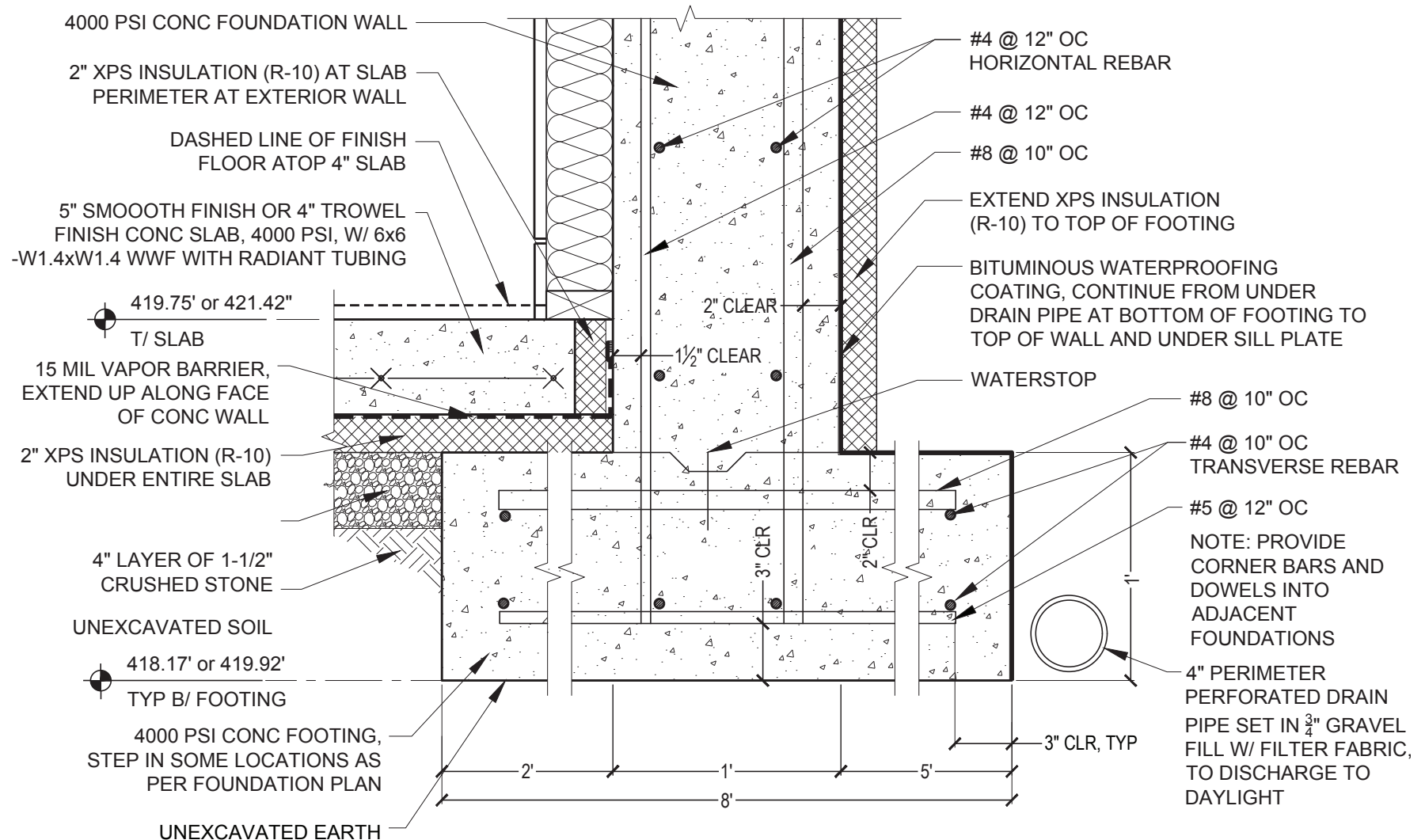
21 HOLLYWOOD DRIVE [existing house to be demolished]



3 TYP ROOF / CANTILEVER
1 1/2"=1'-0"



2 TYP 1ST FLOOR & EXTERIOR FRAMED WALL
1 1/2"=1'-0"



1 FOOTING / SLAB @ TALL FOUNDATION WALL (FRONT YARD)
1 1/2"=1'-0"

SECTION THROUGH IMPORTANT ELEVATIONS

SEE GENERAL STRUCTURAL NOTES ON T-100 FOR ADDITIONAL INFO

WALLACE HOUSE

21 Hollywood Drive
Dobbs Ferry, NY 10522

date 2.17.23
4.6.23
issue DOB initial
AHRD initial

SEAL AND SIGNATURE

section
streetscape
skyplane

L-101.00

OF
site plan_hollywood.dwg