A. 15 HOLLYWOOD DR

- 3.170-152-13 SINGLE FAMILY RESIDENCE
- B. 240 JUDSON AVE 3.170-152-3
- C. 250 JUDSON AVE 3.170-152-2
- D. 256 JUDSON AVE 3.170-152-1
- E. 0 JUDSON AVE VACANT
- 4.20-17-2.1
- G. 44 OAKDALE DR 4.20-16-1
- H. 8 HOLLYWOOD DR 3.160-149-1..L4

SHEET INDEX

T-100 T-102 S-100 A-100 L-100

ARCHITECTURAL SITE PLAN ENGINEERING SITE PLAN CONSTRUCTION PLANS LANDSCAPE PLAN

COVER PAGE

WALLACE HOUSE

21 Hollywood Drive Dobbs Ferry, NY 10522



ADJACENT PROPERTIES:

SYNPHEN WU & KATE FOSTER

ALAN VIANA & JANE MORGENSTERN SINGLE FAMILY RESIDENCE

ANTHONY & JOAN PISCITELLO SINGLE FAMILY RESIDENCE

CLIFFORD & LESLIE KAHAN

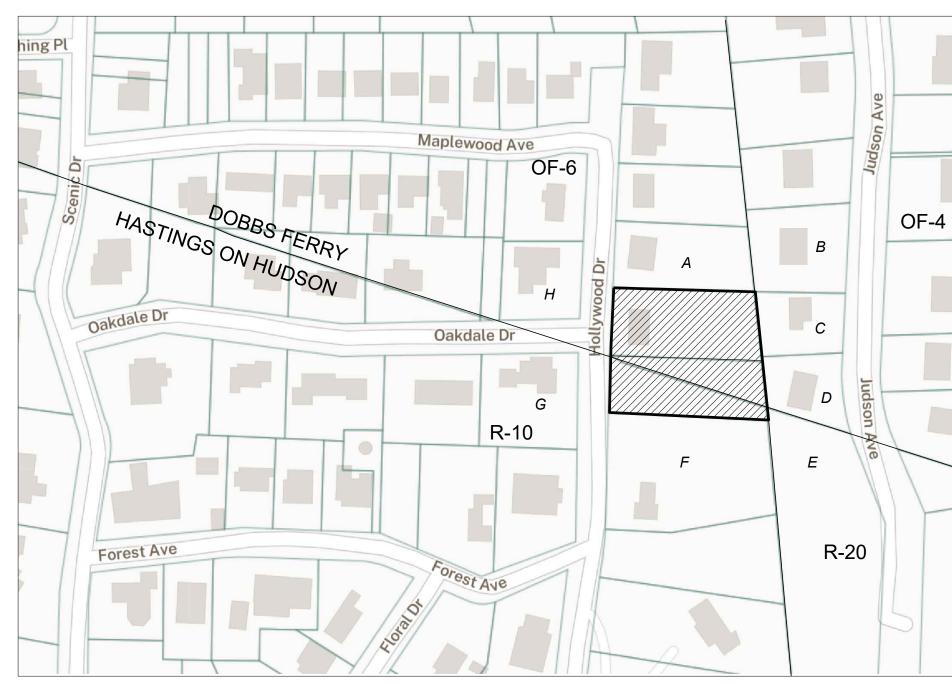
SINGLE FAMILY RESIDENCE

VILLAGE OF HASTINGS ON HUDSON 4.81-76-8

F. 80 HOLLYWOOD DR RYAN MICHAEL H.G. McREE & EMILY H.G. McREE SINGLE FAMILY RESIDENCE

MACKENZIE CADENHEAD & DANIEL BUCKLEY SINGLE FAMILY RESIDENCE

BARD BLOOM & VICTORIA BLOOM SINGLE FAMILY RESIDENCE



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

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

NORTH

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

PROPOSED REAR ELEVATION

| ZONING zoning dis | | ULATIONS 6 | | | |
|--|---|---|---|---|--|
| (not in a | lownto | own or waterfi | ont distric | t) | |
| PROPER | ТҮ (З Т. | AX LOTS) TO BE | COMBINED | INTO (1) | ZONING LOT |
| | | [] | | | ZONING |
| | | REQUIREMENT | PROPOSED | COMPLY? | 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* | 162.53' | 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 | | 36% = 6,960 SF MAX* | 2,776 SF *** | YES | 300-35(D)(9) |
| | | PRINCIPAL I | | | 1 |
| BUILDING HEIGHT* | | | | | |
| | GUI | 30' MAX * | 29'-5" | YES | 300-35(D)(8)(a)[2] |
| STORIES | 501 | 2 ¹ / ₂ MAX | 29'-5" 2 | YES YES | 300-35(D)(8)(a)[2] 300-35(D)(8)(a)[2] |
| STORIES EAVE HEIGHT [*] | ** | | 2 25'-6" | YES | 300-35(D)(8)(a)[2] 300-35(D)(8)(b) |
| STORIES EAVE HEIGHT [*] NOTE: BUILDIN SET AT AVG G * SEE T-102 FO | ** NG MUST F RADE HEI NR PREVAI | 2 ¹ / ₂ MAX 26'-2" MAX ** | 2 25'-6" Y PLANE STARTIN E AND BUILDING. 37'-3" > 30', THERE | YES YES G AT 10' AB SEE T-102 FORE 30' IS | 300-35(D)(8)(a)[2] 300-35(D)(8)(b) OVE LOT LINE FOR COMPLIANCE |
| STORIES EAVE HEIGHT [*] NOTE: BUILDIN SET AT AVG G * SEE T-102 FO | ** NG MUST F RADE HEI NR PREVAI | 2 ¹ / ₂ MAX 26'-2" MAX ** REMAIN WITHIN 45° SKY GHT BETWEEN LOT LIN LING RIDGE HEIGHT = 3 | 2 25'-6" Y PLANE STARTIN E AND BUILDING. 37'-3" > 30', THERE 26'-2" < 28', THERE | YES YES G AT 10' AB SEE T-102 FORE 30' IS FORE 26'-2' | 300-35(D)(8)(a)[2] 300-35(D)(8)(b) OVE LOT LINE FOR COMPLIANCE |
| STORIES EAVE HEIGHT ⁷ NOTE: BUILDIN SET AT AVG G * SEE T-102 FO ** SEE T-102 FO FRONT YARD PREVAILING | ** RADE HEI IR PREVAI DR PREVA | 2 ¹ / ₂ MAX 26'-2" MAX ** REMAIN WITHIN 45° SKY GHT BETWEEN LOT LIN LING RIDGE HEIGHT = 2 JUING EAVE HEIGHT = 2 40' MIN* TO BE MOD (19.7') - (10%) 20' = 17.7' | 2 25'-6" Y PLANE STARTIN E AND BUILDING. 37'-3" > 30', THERE 26'-2" < 28', THERE | YES YES G AT 10' AB SEE T-102 FORE 30' IS FORE 26'-2' | 300-35(D)(8)(a)[2] 300-35(D)(8)(b) OVE LOT LINE FOR COMPLIANCE MAX RIDGE IS MAX EAVE 300-34(2)(a) 300-35(D)(5)(a) |
| STORIES EAVE HEIGHT [*] NOTE: BUILDIN SET AT AVG G * SEE T-102 FO ** SEE T-102 FO FRONT YARD PREVAILING FRONT YARD** | ** IG MUST F RADE HEI IR PREVAI DR PREVA | 2 ½ MAX 26'-2" MAX ** REMAIN WITHIN 45° SKY GHT BETWEEN LOT LIN LING RIDGE HEIGHT = 3 JUING EAVE HEIGHT = 2 40' MIN* TO BE MODE (19.7') - (10%) 20' = 17.7' (19.7') + (10%) 20' = 21.7' | 2 25'-6" (* PLANE STARTIN IE AND BUILDING. 37'-3" > 30', THERE 26'-2" < 28', THERE DIFIED AS PER PR 21' ** | YES YES G AT 10' AB SEE T-102 I FORE 30' IS FORE 26'-2' EVAILING YES | 300-35(D)(8)(a)[2] 300-35(D)(8)(b) OVE LOT LINE FOR COMPLIANCE MAX RIDGE IS MAX EAVE 300-34(2)(a) 300-35(D)(5)(a) 300-35(D)(6) |
| STORIES EAVE HEIGHT ⁷ NOTE: BUILDIN SET AT AVG G * SEE T-102 FO ** SEE T-102 FO FRONT YARD PREVAILING FRONT YARD** SIDE YARD | ** RADE HEI IR PREVAI DR PREVA MIN MAX | 2 ½ MAX 26'-2" MAX ** REMAIN WITHIN 45° SKY GHT BETWEEN LOT LIN LING RIDGE HEIGHT = 3 JLING EAVE HEIGHT = 2 40' MIN* TO BE MOL (19.7') - (10%) 20' = 17.7' (19.7') + (10%) 20' = 21.7' 20' MIN* | 2 25'-6" (* PLANE STARTIN IE AND BUILDING. 37'-3" > 30', THERE 26'-2" < 28', THERE DIFIED AS PER PR 21' ** 20' & 63'-1" | YES YES G AT 10' AB SEE T-102 I FORE 30' IS FORE 26'-2' EVAILING YES YES | 300-35(D)(8)(a)[2] 300-35(D)(8)(b) OVE LOT LINE FOR COMPLIANCE MAX RIDGE IS MAX EAVE 300-34(2)(a) 300-35(D)(5)(a) 300-35(D)(6) 300-35(D)(4) |
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21 Hollywood Drive Dobbs Ferry, NY 10522

DOB initial

PB initial

SEAL AND SIGNATURE

date 2.17.23

4.6.23

507 SF

ACCESSORY GARAGE

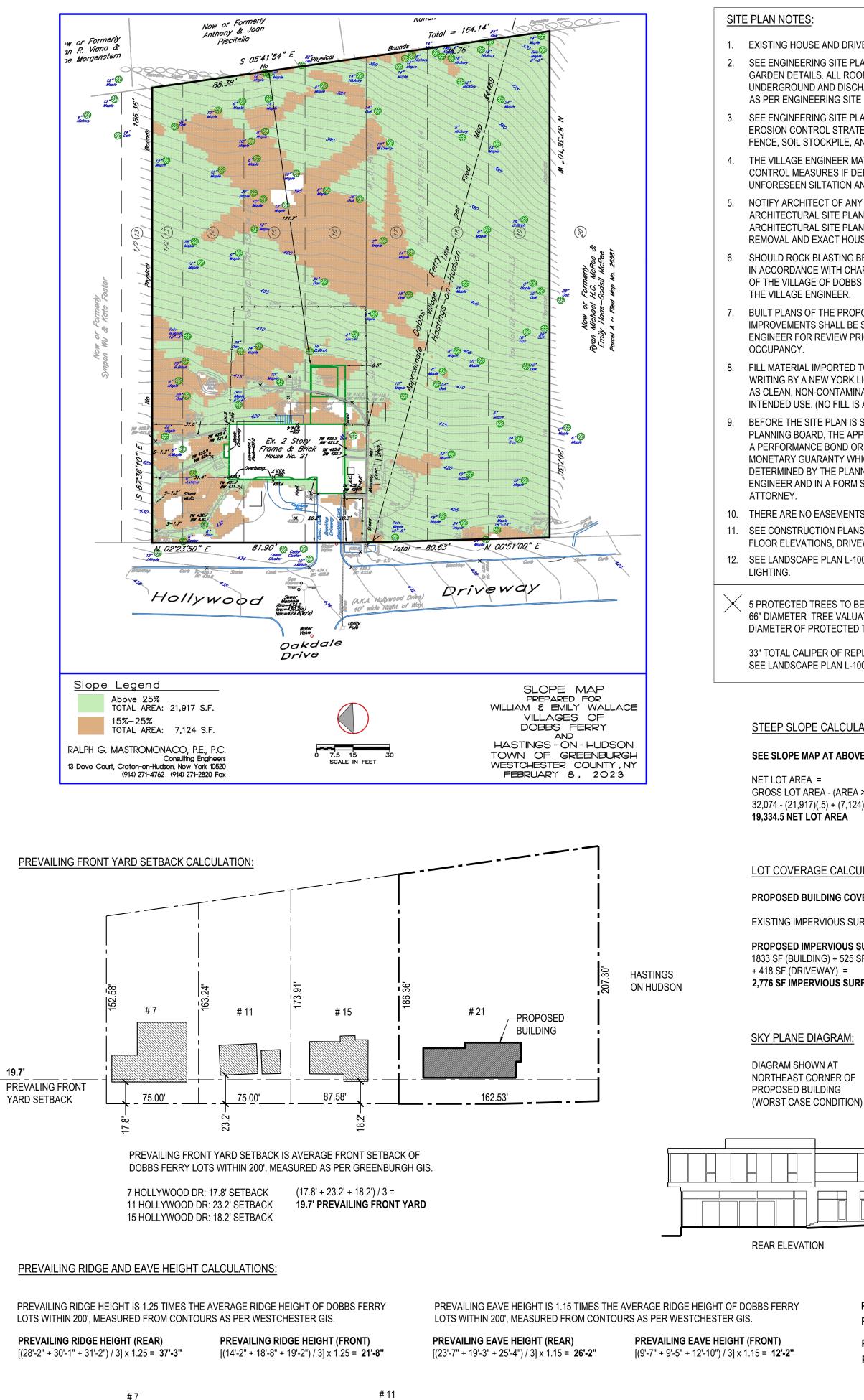
PROPOSED FRONT ELEVATION (STREET VIEW)

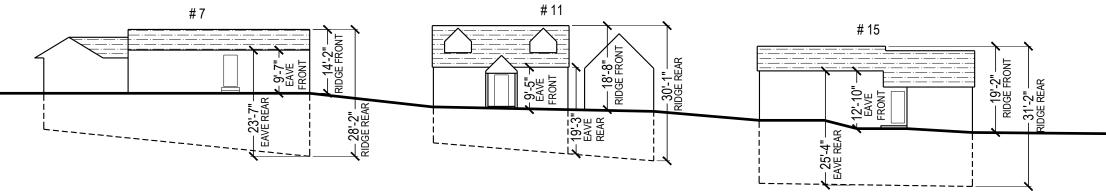
NYC DOB # T-100.00

cover page

OF

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1. 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

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.

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

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

10. THERE ARE NO EASEMENTS OR DEED RESTRICTIONS... 11. SEE CONSTRUCTION PLANS A-100 FOR SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, DRIVEWAY GRADING, & PAVING MATERIALS. 12. SEE LANDSCAPE PLAN L-100 FOR LANDSCAPING AND SITE

5 PROTECTED TREES TO BE REMOVED (7 TOTAL) 66" DIAMETER TREE VALUATION (AGGREGATE DIAMETER OF PROTECTED TREES)

33" TOTAL CALIPER OF REPLACEMENT TREES REQ'D SEE LANDSCAPE PLAN L-100

STEEP SLOPE CALCULATIONS:

SEE SLOPE MAP AT ABOVE LEFT

GROSS LOT AREA - (AREA >25%)(.5) + (AREA 15%-25%)(.25) 32,074 - (21,917)(.5) + (7,124)(.25) 19,334.5 NET LOT AREA

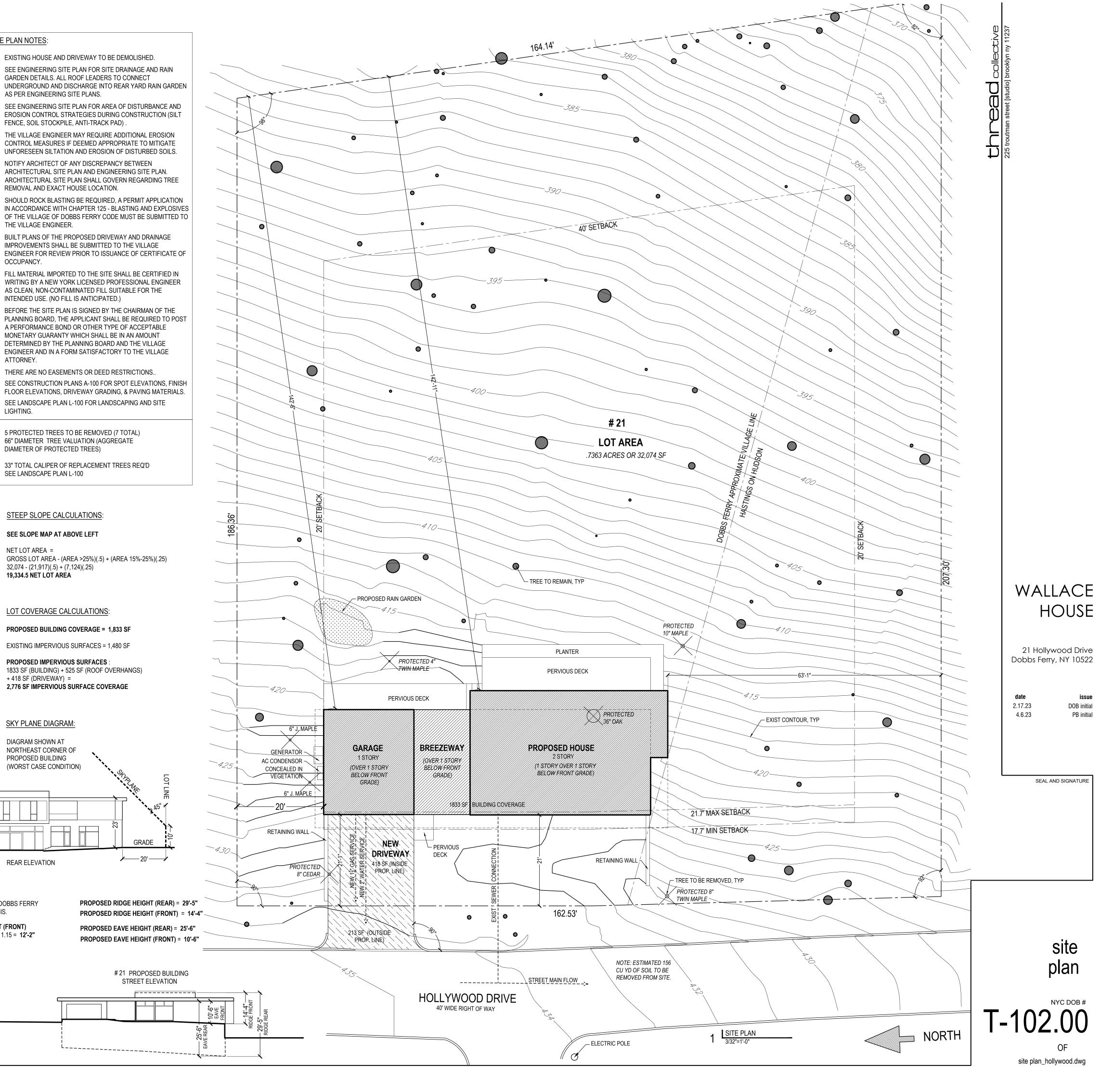
LOT COVERAGE CALCULATIONS:

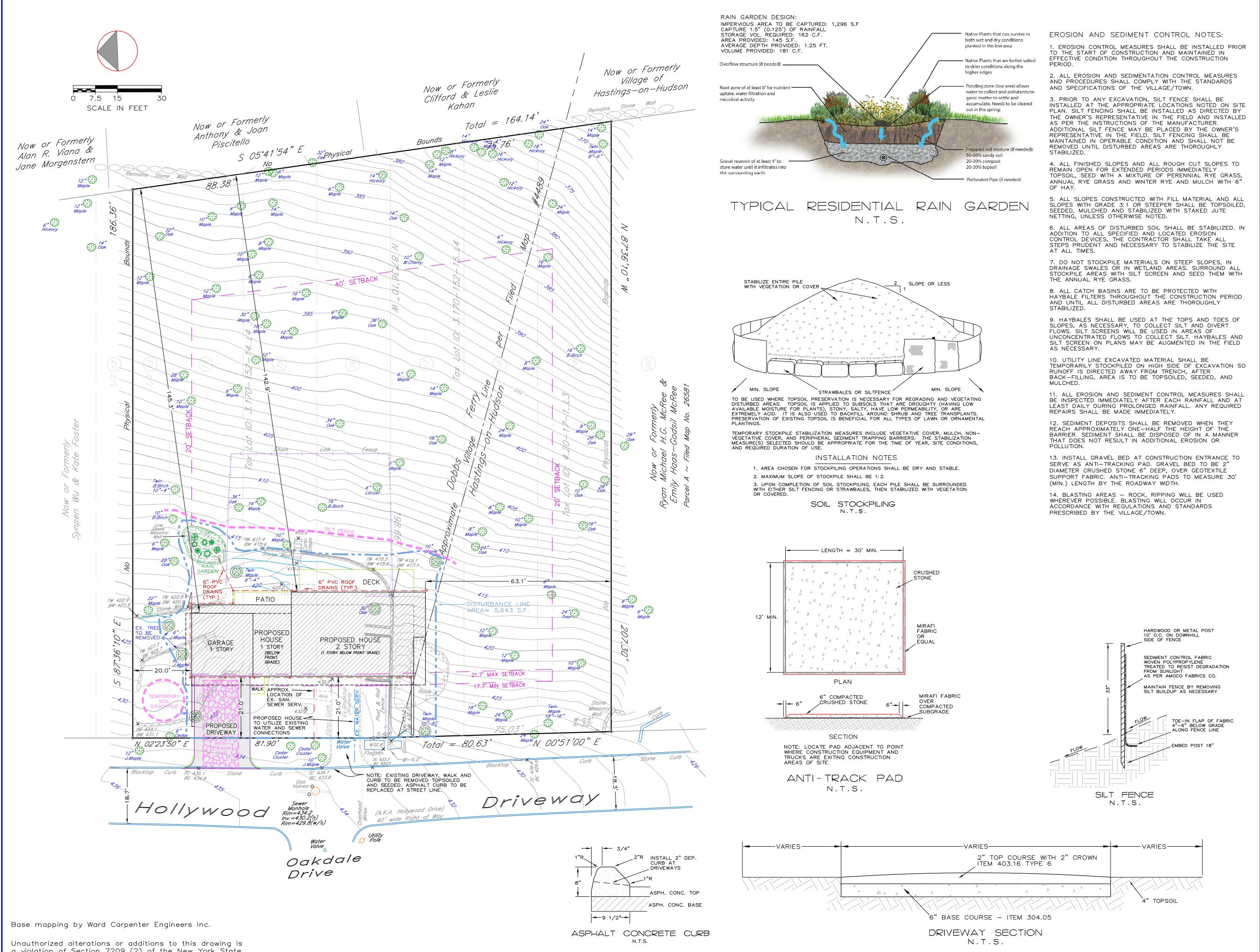
PROPOSED BUILDING COVERAGE = 1,833 SF

EXISTING IMPERVIOUS SURFACES = 1,480 SF

PROPOSED IMPERVIOUS SURFACES : 1833 SF (BUILDING) + 525 SF (ROOF OVERHANGS) + 418 SF (DRIVEWAY) = 2,776 SF IMPERVIOUS SURFACE COVERAGE

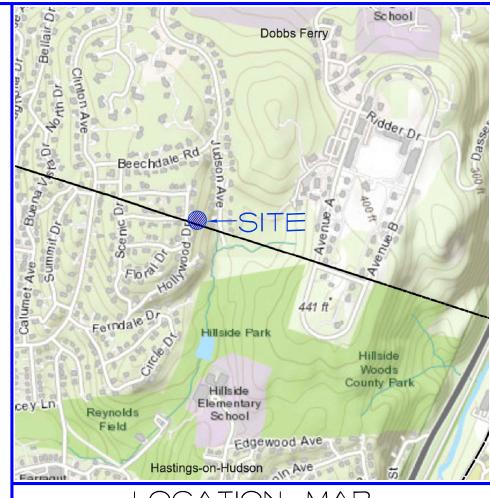
SKY PLANE DIAGRAM:





a violation of Section 7209 (2) of the New York State Education Law.

REVISED: 4/4/2023



LOCATION MAP N.T.S.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES – GAS, WATER, ELECTRICAL BEFORE THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53)

2. EROSION CONTROL MEASURES, INCLUDING SILT FENCE, SHALL BE REQUIRED AS DIRECTED BY THE VILLAGE/TOWN. 3. ALL PROPERTY DISTURBED IN THE R.O.W. OR ON PRIVATE LANDS, SHALL BE RESTORED TO NEW CONDITIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION. 5. 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.

6. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS. 7. 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.

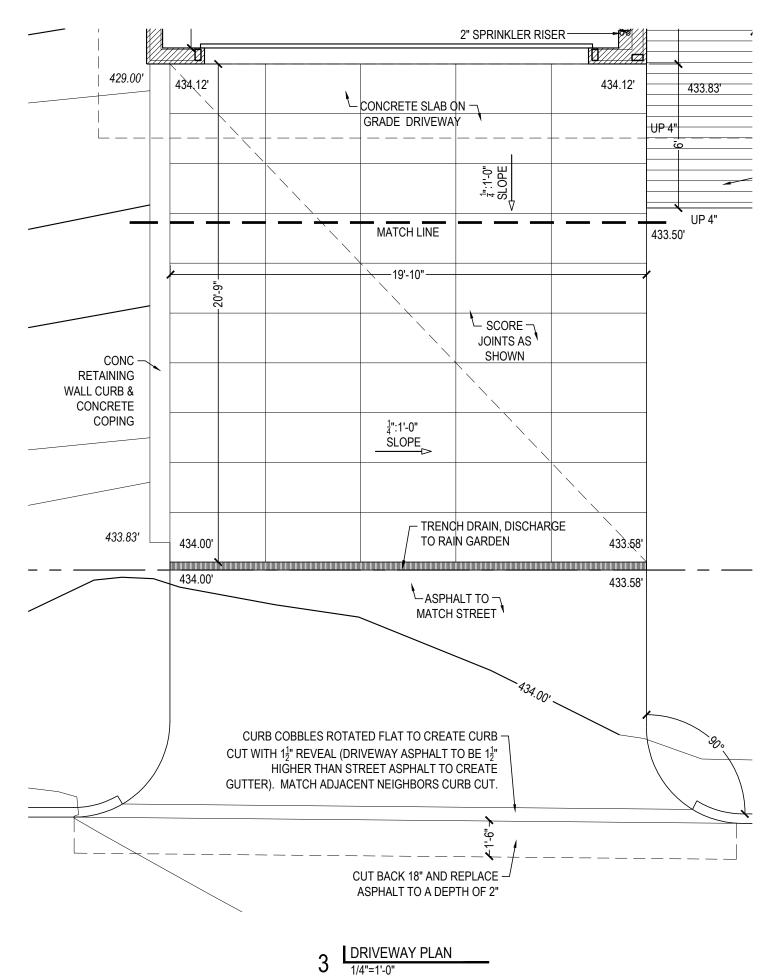
8. FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NEW YORK LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.

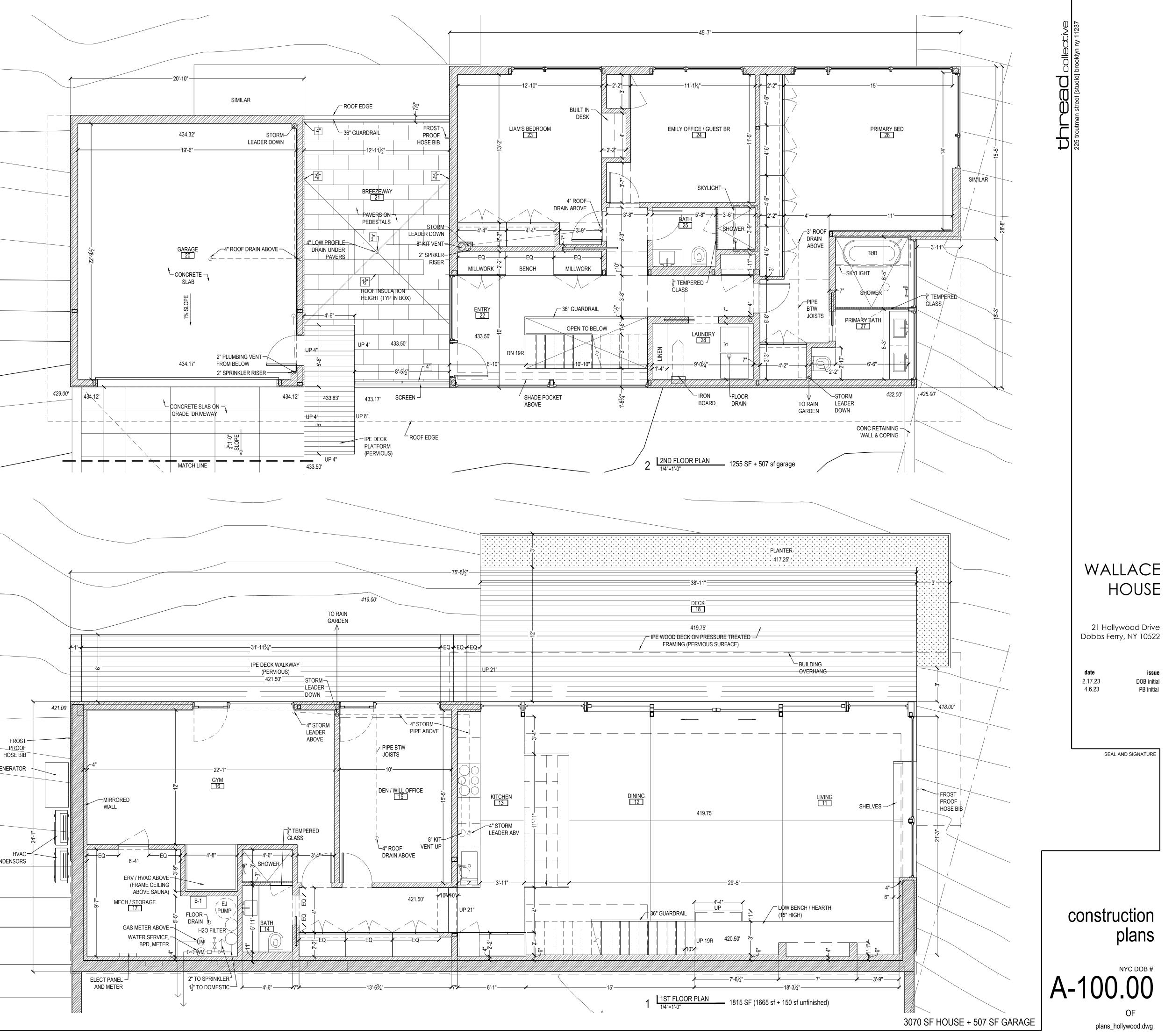
. "BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE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

RALPH G. MASTROMONACO, P.E., P.C. Consulting Engineers 13 Dove Court, Croton-on-Hudson, New York 10520 (914) 271-4762 (914) 271-2820 Fax



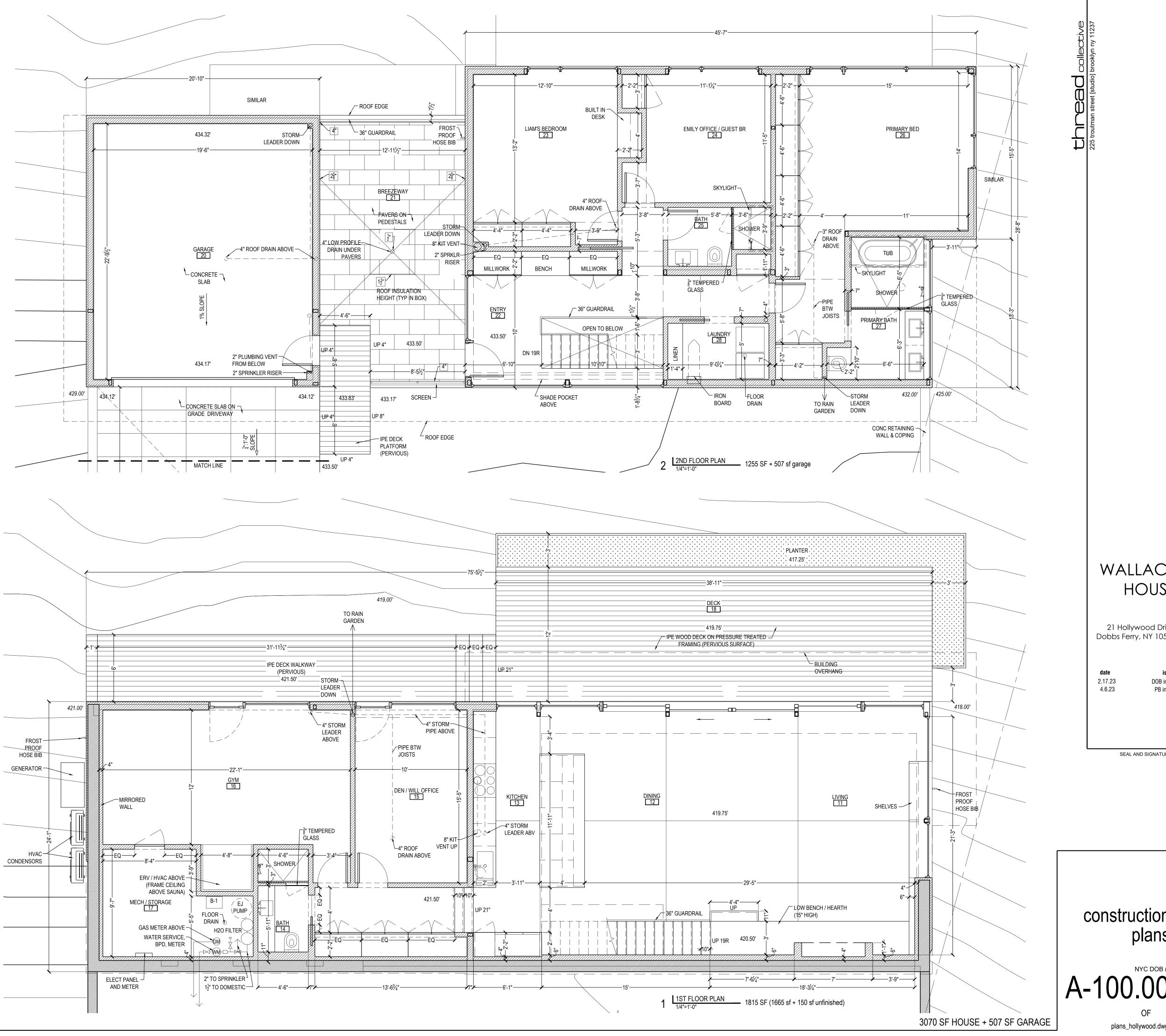
S - $\bigcirc\bigcirc$ SITE PLAN RESIDENCE PROPOSED PREPARED FOR WILLIAM & EMILY WALLACE VILLAGES OF DOBBS FERRY AND HASTINGS - ON - HUDSON TOWN OF GREENBURGH WESTCHESTER COUNTY, NY FEBRUARY 24, 2023 SHEET I OF I SHEETS

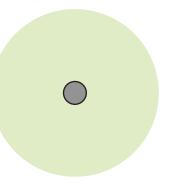




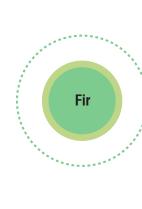
GENERAL CONSTRUCTION NOTES:

- 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.





EXISTING TREES





Magnolia

Dogwo





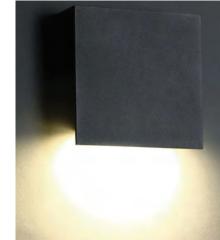




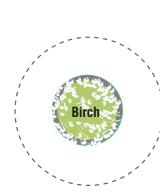










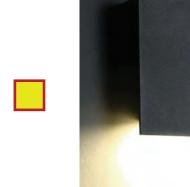


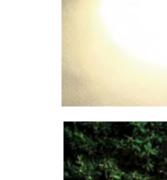




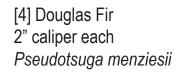












[2] Cucumber Magnolia 2.5" caliper each Magnolia acuminata

[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

WAC LIGHTING lon 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

