

NEW LOT SUBDIVISION & NEW TWO-FAMILY RESIDENCE AT 107 PALISADE STREET DOBBS FERRY, NY 10522 CGA STUDIO ARCHITECTS

12 SPRING STREET, HASTINGS.ON.HUDSON, NY 10706



EXISTING CONDITIONS OF PROPOSED LOT A

EXISTING CONDITIONS OF PROPOSED LOT B

PLANNING BOARD SUBMISSION 11-15-23

GENERAL NOTES

- These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.
- All construction shall comply fully with the 2020 Residential code of NYS, NY Stretch Energy Code, local building code, fire department regulations, and all other agencies having jurisdiction over project.
- Approved stamped set of building plans must be present on site for all inspections.
- A current Westchester County licensed and insured contractor must be on file with current building permit until Certificate of Occupancy is issued. If contractor of record has been removed from the project, a stop work order will be issued until a new Westchester County licensed and insured contractor is retained.
- General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires.
- Licensed electrician to file separate electrical permit.
- Licensed plumber to file separate plumbing permit.
- All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.
- The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.
- Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.
- The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for Owner's use.
- All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of the indicated material.
- Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.
- All construction sites shall conform to the 2020 New York State Property Maintenance Code. All rubbish garbage and construction debris shall be disposed of in an

- onsite dumpster or removed off site immediately. Materials shall be stacked in orderly fashion as to not create a blight on the community. The village right of way must be kept clear and maintained at all times.
- General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.
- The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.
- Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
- Drawings may be rough scaled for estimating & general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.
- All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor before ordering any material or doing any work.
- Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
- The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.
- Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.
- The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the

- contract and verify all conditions prior to the ordering of materials and the start of construction.
- Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.
- The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work.
- The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.
- Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following.
 - Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.
 - Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.
 - Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.
 - Final cleaning of all chrome and aluminum metal work.
 - Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.
- Finish materials and paint colors shall be reviewed and approved by the homeowner.
- The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.

- Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and / or shipments. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.
- All work shall be installed so all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.
- Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following.
 - Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.
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Glazing 0.27 U value 0.27 U value
Floor R-30 R-30
Slab R-10, 4 ft depth R-10, 4 ft depth

*At rooms with ceilings, R-38 insulation extends over wall plate at eaves to comply with R402.2.1, at cathedral ceilings, R-38 insulation will be installed at roof rafters to comply with R402.2.2 Amended by Stretch Code.

Design Criteria:
5750 Degree Days
15% Maximum Glazing
R402.2.1 CEILINGS WITH ATTIC SPACES
Where Section R402.1.2 requires R-49 insulation in the ceiling, installing R-38 over 100% of the ceiling area requiring insulation shall satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at eaves.

R402.2.2 CEILINGS WITHOUT ATTIC SPACES
AMENDED BY STRETCH CODE R402.2.2
Where Section R402.1.2 requires insulation greater than R-38 in the ceiling, and the roof / ceiling assembly does not allow sufficient space, the min. R-value shall be R-38. Insulation over and to the outer edge of the top plate shall not be compressed. This reduction of insulation shall be limited to 500 square feet, or 20% of the total insulated ceiling area, whichever is less.

Christina Griffin, Architect A.I.A., hereby states that I have prepared these plans and specifications to the best of my knowledge in compliance with all the requirements of the 2020 Residential code of NYS.



INSULATION & FENESTRATION

REQUIRED BY COMPONENT TABLE R402.1.2 2020 NY ECC AMENDED BY NY STRETCH ENERGY CODE *

CLIMATE ZONE	FENESTRATION U-FACTOR ¹⁾	SKYLIGHT ¹⁾ U-FACTOR	GLAZED FENESTRATION SHGC ²⁾	CEILING R-VALUE	WOOD FRAME WALL ^{3,c} R-VALUE
4A	0.27	0.50	0.40	49 <small>see R402.2.1/402.2.2</small>	2 ^{1)ft} or 20+5 ^{cont.} or 13+10 ^{cont.}
	MASS WALL ^d R-VALUE	FLOOR R-VALUE	BASEMENT WALL ^e R-VALUE	SLAB ^f R-VALUE & DEPTH	CRAWL SPACE WALL ^g R-VALUE
	15/20	30 ^h	15/19	10, 4FT (d)	15/19

- 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.
- INT. (INTERMEDIATE FRAMINGS) DENOTES STANDARD FRAMING 16 INCHES ON CENTER. HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.
- THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+10" MEANS R-13 CAVITY INSULATION PLUS R-10 CONTINUOUS INSULATION.
- MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
- 15/19 MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- R-10 CONTINUOUS 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.
- ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.
- THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

DESIGN REQUIREMENTS

FOR 2020 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN					SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM						
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE			WEATHERING	FROST LINE DEPTH	TERMITES	ICE SHIELD REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 PSF	115-125 MPH	NO	YES	NO		B	SEVERE	42"	MODERATE TO HEAVY	YES	N/A	2000	51.6

DATES

BUILDING PERMIT SUBMISSION	6-30-23
ZBA SUBMISSION	7-19-23
PLANNING BOARD SUBMISSION	11-15-23

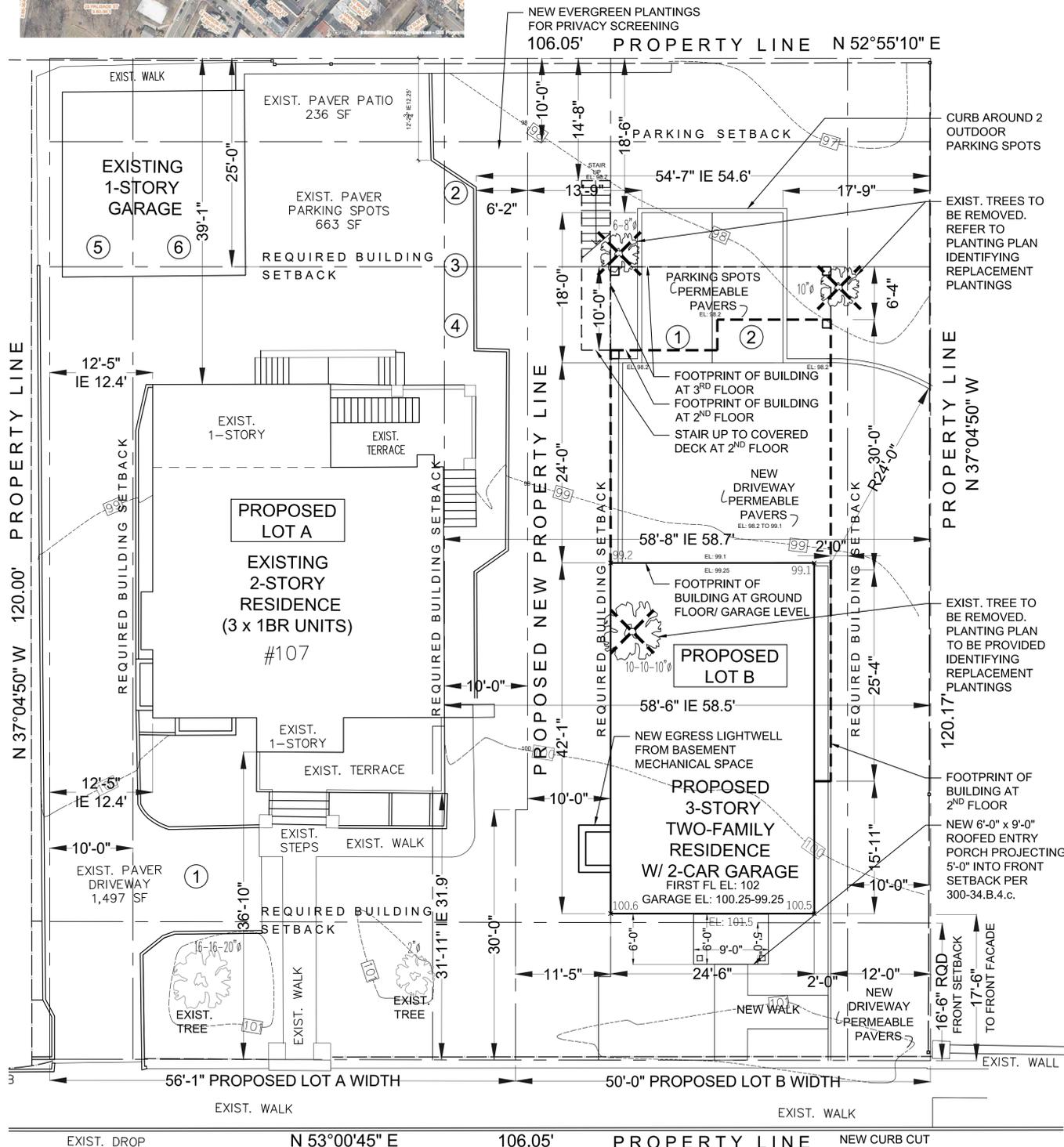
LIST of DRAWINGS

TITLE	GENERAL NOTES, LIST OF DRAWINGS, CLIMATIC DATA, PHOTOS OF EXISTING CONDITIONS
S-1	SITE PLAN, ZONING COMPLIANCE, AREA MAP
S-2	NEIGHBORHOOD CONTEXT
A-1	FIRST FLOOR & BASEMENT PLANS
A-2	SECOND, THIRD & ROOF PLANS
A-3	ELEVATIONS
L-1	LANDSCAPE PLAN & EXTERIOR LIGHTING LAYOUT
M-1	EXTERIOR MATERIAL & COLOR SCHEME SITE SURVEY

CIVIL ENGINEERING DRAWINGS

C-1	STORMWATER MANAGEMENT PLAN
C-2	STORMWATER DETAILS

LOCATION MAP



SITE PLAN SHOWING PROPOSED LOT SUBDIVISION

SCALE: 1/8" = 1'-0"

ZONING CALCULATIONS

107 PALISADE STREET, DOBBS FERRY NY 10522				
ZONING DISTRICT:MDR-2; TAX DESIGNATION: SECTION 3.80; BLOCK: 36, LOT: 17				
	REQUIRED	EXISTING	PROPOSED LOT A (SOUTH)	PROPOSED LOT B (NORTH)
GROSS LOT AREA/NET LOT AREA (NO STEEP SLOPES)	5,000 SF	12,735 SF	6,745 SF	5,945 SF
NUMBER OF DWELLING UNITS	N/A	3	3 x 1-BR UNITS	2 UNITS (2-BR & 3-BR)
MINIMUM LOT AREA PER DWELLING UNIT	800 SF	4,245 SF	2,288.3 SF	2,935 SF
PARKING REQUIREMENT	2 SPACES/DWELLING UNIT 6 SPACES FOR LOT A 4 SPACES FOR LOT B	6 4 OUTDOOR & 2 IN EXIST. GARAGE	6 4 OUTDOOR & 2 IN EXIST. GARAGE	4 2 OUTDOOR & 2 IN NEW GARAGE
OUTDOOR PARKING SETBACK TO PROPERTY LINE	10 FT MIN.	12.25 FT REAR 54.6 FT SIDE	12.25 FT REAR 6.1 FT* NORTH SIDE * VARIANCE RECEIVED 9/13/23	16.8 FT REAR 13.75 FT & 17.75 FT SIDE
BUILDING COVERAGE FOR LOTS UNDER 7,500 SF	40% [TABLE B-2 & B-3] 2,746 SF FOR LOT A 2,348 SF FOR LOT B	14% 1,807 SF	26% 1,807 SF	35% 2,035 SF
IMPERVIOUS COVERAGE FOR LOTS UNDER 7,500 SF	60% [TABLE B-2 & B-3] 4,119 SF FOR LOT A 3,522 SF FOR LOT B	41% 5,273 SF	77%* 5,255 SF * VARIANCE RECEIVED 9/13/23	57% 3,325 SF
MINIMUM LOT WIDTH [TABLES B-2]	50 FT [TABLE B-2]	106.05 FT	56.08 FT	50 FT
MINIMUM LOT DEPTH [TABLE B-2 & B-3]	100 FT	120 FT	120 FT	120 FT
FRONT YARD SETBACK [PREVAILING WITHIN 250 FT RADIUS - 10% OF 15FT PER TABLE B-2]	18 FT - (10% OF 15FT) = 16.5 FT	36.8 FT	36.8 FT	17.5 FT
REAR YARD SETBACK [TABLE B-2 & B-5; LOT DEPTH UNDER 125 FT]	25 FT [TABLES B-2 & B-5]	39.08 FT	39.08 FT	25 FT
SIDE SETBACK [TABLE B-4; LOT WIDTH UNDER 75 FT]	10 FT	12.4 FT	12.4 FT	10 FT
SIDE SETBACK [TABLE B-4; LOT WIDTH UNDER 75 FT]	10 FT	58.5 FT	10 FT	10 FT
TOTAL OF TWO SIDE SETBACKS [TABLE B-2 & B-4; LOT WIDTH UNDER 75 FT]	20 FT	70.9 FT	22.4 FT	20 FT
MAXIMUM STORIES (5FT SETBACK RQD @ 3RD STORY)	3 STORIES MAX.	2	2	3
MAXIMUM HEIGHT TO EAVE	N/A	EXIST.	EXIST.	
MAXIMUM BUILDING HGT TO MIDPOINT OF ROOF [TABLE B-6; 0.5 PITCH]	42 FT	EXIST.	EXIST.	33 FT 41.9 FT TO TOWER ROOF
BULKHEAD SQUARE FOOTAGE	MAX. 20% (ROOF AREA) = (20%) X 1,793 = 358 SF	N/A	N/A	187 SF

* ZONING VARIANCE RECEIVED 9/13/23

SITE PLAN BASED ON SURVEY BY SUMMIT LAND SURVEYING P.C. SURVEY DATE: 11/26/2022 ; REVISED 6/27/2023

COVERAGE CALCULATIONS

	REQUIRED	EXISTING	PROPOSED LOT A (SOUTH)	PROPOSED LOT B (NORTH)
LOT AREA	5,000 SF	12,735 SF	6,865 SF	5,870 SF
BUILDING & LOT A PORCHES	N/A	1,322 SF	1,322 SF	2,035 SF
LOT B FRONT PORCH (9 FT X 6 FT = 54 SF < 75 SF SO NOT COUNTED PER 300-34B4)				-
ACCESSORY BUILDING	N/A	485 SF	485 SF	-
TOTAL BUILDING COVERAGE FOR LOTS UNDER 7,500 SF	40% [TABLE B-2 & B-3] 2,746 SF FOR LOT A 2,348 SF FOR LOT B	14% 1,807 SF	26% 1,807 SF	35% 2,035 SF
TERRACES		323 SF	323 SF	-
WALKS & STEPS		632 SF	632 SF	156 SF
DRIVEWAY & PAVER PATIO		2,396 SF	2,396 SF	1,112 SF
RETAINING WALLS & WINDOW WELLS		117 SF	97 SF	22 SF
TOTAL IMPERVIOUS COVERAGE FOR LOTS UNDER 7,500 SF	60% [TABLE B-2 & B-3] 4,119 SF FOR LOT A 3,522 SF FOR LOT B	41% 5,273 SF	77%* 5,255 SF * VARIANCE RECEIVED 9/13/23	57% 3,325 SF

* ZONING VARIANCE RECEIVED 9/13/23 ALL NEW DRIVEWAY ON LOT 17B TO BE PERMEABLE PAVERS

PREVAILING FRONT SETBACK

ADDRESS	SETBACK (FT)
95 PALISADE ST	4
107-A PALISADE ST	36.8
111 PALISADE ST	39
119 PALISADE ST	5.5
123 PALISADE ST	4.9
AVERAGE	18.0
(-)10% OF 15 FT PER TABLE B-2	-1.5
PREVAILING SETBACK	16.5

REFER TO AREA MAP ON SHEET S-2

AVERAGE GRADE

	AVG GRADE	FAÇADE LENGTH (FT)	AVG GRADE x FAÇADE LENGTH
SOUTH (FRONT) ELEVATION	100.6	24.5	2,463
EAST ELEVATION	99.3	77.5	7,692
NORTH (REAR) ELEVATION	99.4	24.5	2,435
WEST ELEVATION	99.7	77.5	7,723
TOTAL		204	20,314

AVERAGE GRADE 99.58
(AVG GRADE x FAÇADE LENGTH/TOTAL LENGTH)
FIRST FLOOR - AVG GRADE = 102 - 99.58 2.42 < 6 FT



12 SPRING STREET
HASTINGS.on.HUDSON
N . Y . 1 0 7 0 6
9 1 4 . 4 7 8 . 0 7 9 9
cg@cga studio.com
christinagriffinarchitect.com

PROPOSED SUBDIVISION & RESIDENCE AT
107 PALISADE STREET
DOBBS FERRY, NY 10522

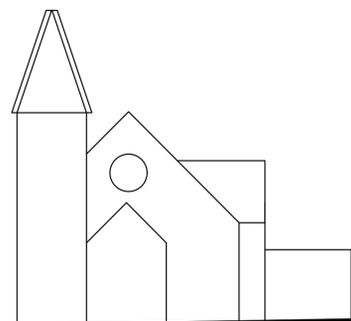
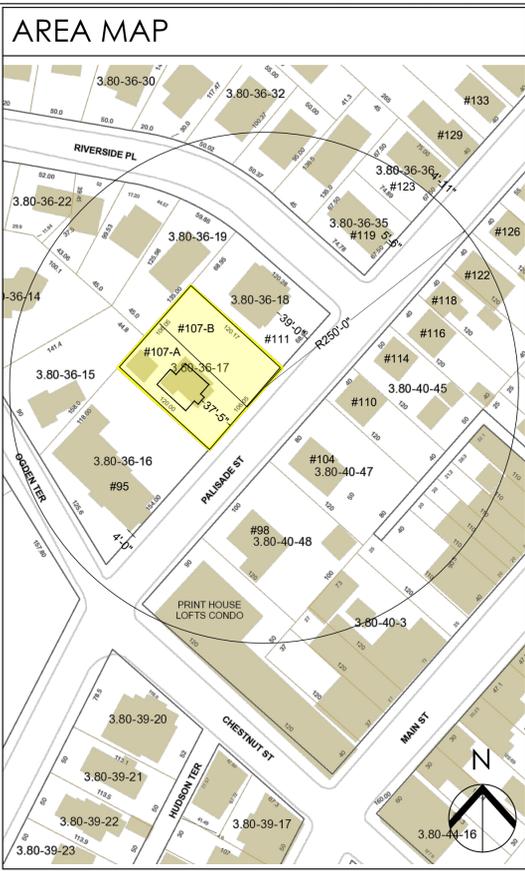
Project Submitted
BUILDING PERMIT SUB 6-30-23
ZBA SUBMISSION 7-19-23
PB/AHRB SUBMISSION 11-15-23



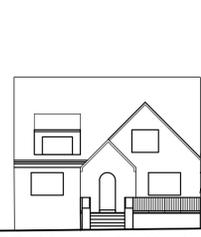
Scale As Shown
Drawing Title
SITE PLAN
ZONING DATA

S-1

Sheet Number



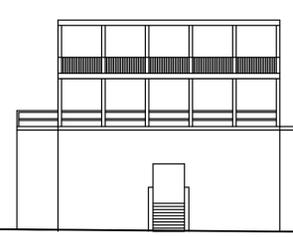
95 PALISADE STREET



107 PALISADE STREET
LOT 17A



107 PALISADE STREET
LOT 17B



111 PALISADE STREET



119 PALISADE STREET

PALISADE STREET PROPOSED STREETSCAPE

SCALE: 1/16" = 1'-0"



AERIAL VIEW

NEIGHBORING PROPERTIES

ALONG THE EAST SIDE OF PALISADE STREET



#60 CHESTNUT ST



#98 WITHIN 250 FT RADIUS



#104 WITHIN 250 FT RADIUS



#110 WITHIN 250 FT RADIUS



#114 WITHIN 250 FT RADIUS



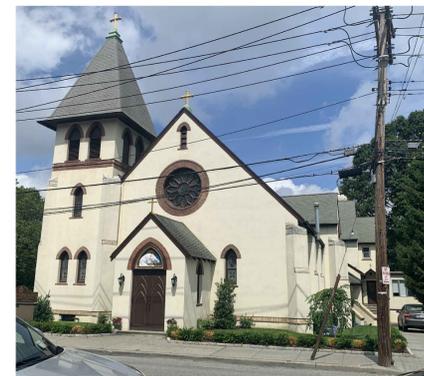
#116 WITHIN 250 FT RADIUS



#118 WITHIN 250 FT RADIUS



#122 WITHIN 250 FT RADIUS



#95 WITHIN 250 FT RADIUS



#107A WITHIN 250 FT RADIUS



#107B #111 WITHIN 250 FT RADIUS

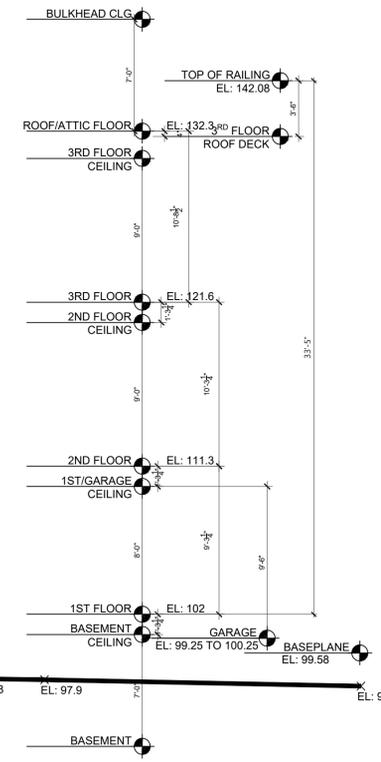
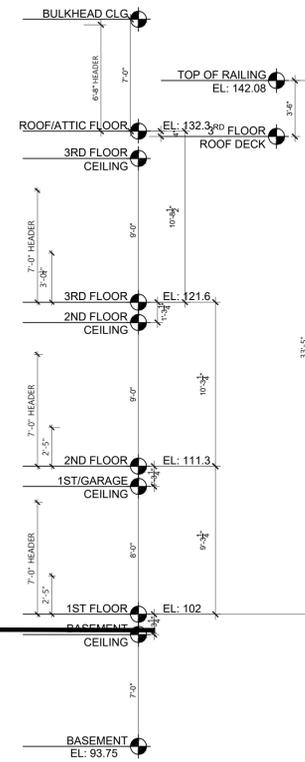


#119 WITHIN 250 FT RADIUS



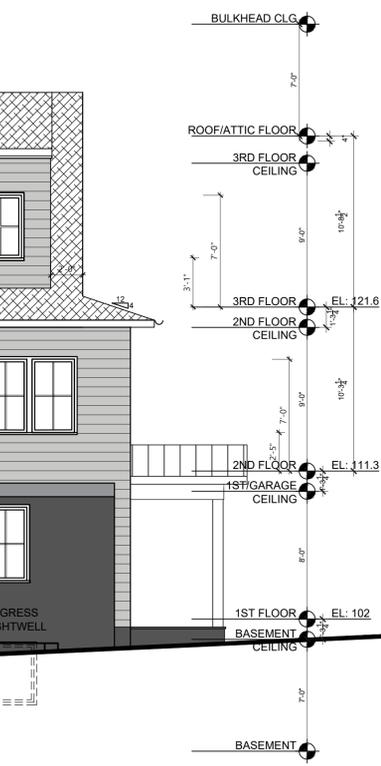
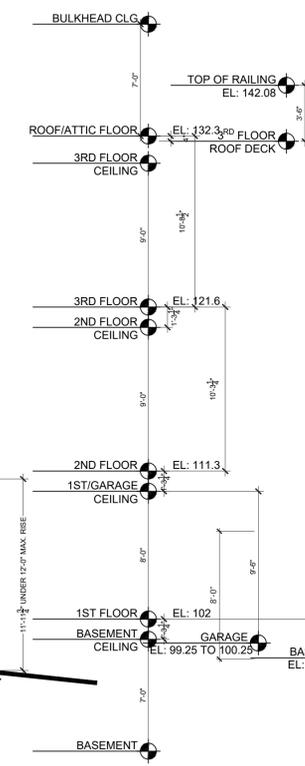
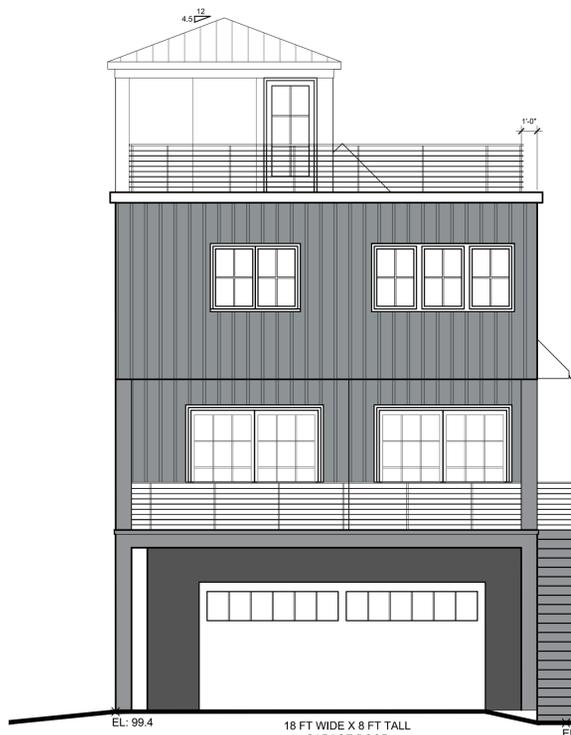
#123 WITHIN 250 FT RADIUS





SOUTH (PALISADE STREET) ELEVATION
SCALE: 3/16" = 1'-0"

EAST ELEVATION
SCALE: 3/16" = 1'-0"



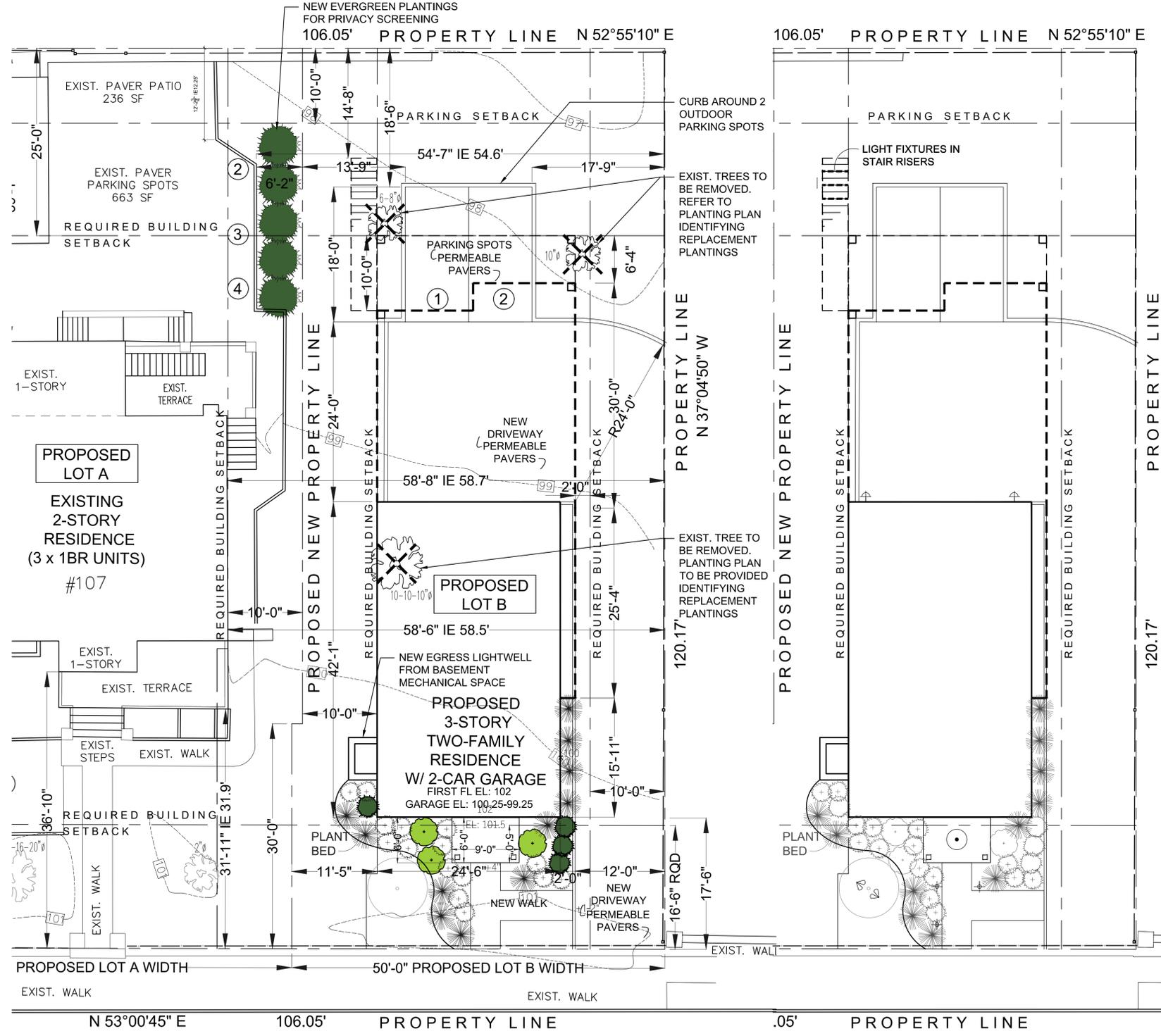
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

WEST ELEVATION
SCALE: 3/16" = 1'-0"

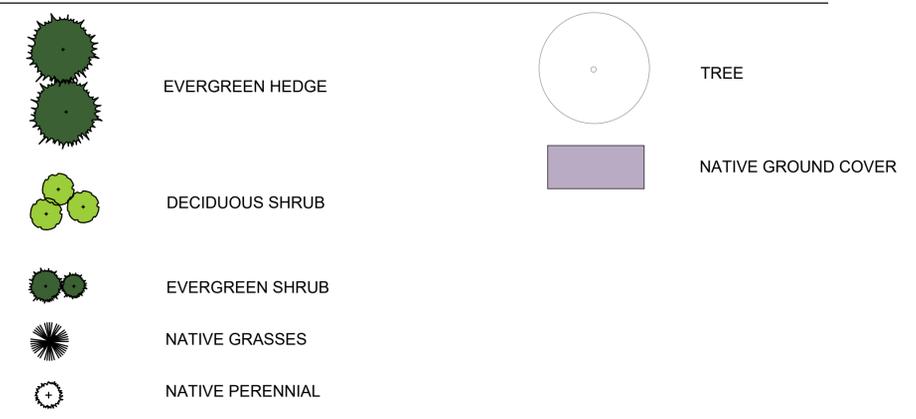


PLANT LIST				
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE (at planting)	QUANTITY
EVERGREEN TREES				
	ABIES BALSAMEA	BALSAM FIR	6'-8" HEIGHT	AS SHOWN
	ILEX OPACA	AMERICAN HOLLY	6'-8" HEIGHT	AS SHOWN
EVERGREEN SHRUBS				
	LITTLE GAIANT ARBORVITAE	LITTLE GIANT	4'-0" HEIGHT	AS SHOWN
	CAMELLIA JAPONICA 'KOREAN FIRE'	CAMELLIA 'KOREAN FIRE'		AS SHOWN
	ILEX GLABRA	INKBERRY HOLLY		AS SHOWN
	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY		AS SHOWN
	JUNIPER VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER		AS SHOWN
GROUNDCOVER, FERNS, GRASSES & PERENNIALS				
	ADIANTUM PENDATUM	MAIDENHAIR FERN		AS SHOWN
	ASARUM CANADENSE	WILD GINGER		AS SHOWN
	ASTER DIVARICARTUS	WHITE WOODLAND ASTER		AS SHOWN
	ATHYRIUM FILIZ-FEMINA	LADY FERN		AS SHOWN
	CARAX PENNSYLVANICA	PENNSYLVANIA SLEDGE		AS SHOWN
PLANT NOTES:				
1. ALL LAWN AREAS TO BE PREPARED WITH 4" MINIMUM OF SCREENED TOPSOIL AND SEEDED OR SODDED WITH A BLUEGRASS AND PERENNIAL RYEGRASS MIX. ALL DISTURBED AREAS NOT TO LAWN, SHRUB BEDS TO BE SEEDED WITH A MIX OF ANNUAL RYE AT 50% NORMAL BROADCAST RATE AND REDTOP FESCUE AT NORMAL RATE.				
2. ALL PLANTS AND SHRUB BEDS SHALL RECEIVE 2" MINIMUM OF SHREDDED CEDAR MULCH.				
3. ALL TREES AND SHRUBS SHALL HAVE 12" TOPSOIL AROUND SIDES OF ROOTS. ADD SOIL FOR DEPTH AS NECESSARY.				
4. IF PLANT COUNTS DIFFER BETWEEN THE PLANT LIST AND THE PLANS THOSE SHOWN GRAPHICALLY ON THE PLANS SHALL BE ASSUMED CORRECT.				
5. ALL PLANTS TO BE TYPICAL OF THE SPECIES, HEALTHY, AND FREE OF DISEASE AT THE TIME OF PLANTING AND WARRANTED FOR ONE YEAR THEREAFTER.				
6. ALL INVASIVE, NON NATIVE PLANTS TO BE REMOVED FROM THE SITE.				
7. SUBSTITUTIONS OF SIMILAR TYPE SIZE AND NUMBER ARE PERMITTED IN THE INTERESTS OF PURCHASING THE BEST QUALITY MATERIAL AVAILABLE AT THE TIME OF PLANTING				

LEGEND FOR EXTERIOR LT. FIXTURES	
+	GRADE LEVEL LANDSCAPE LIGHT FIXTURES SEE DWG. M-1 FOR SPECIFICATIONS
+	WALL MOUNTED SCONCE SEE DWG. M-1 FOR SPECIFICATIONS
- - -	LIGHT FIXTURES IN STAIR RISERS SEE DWG. M-1 FOR SPECIFICATIONS
○	PENDANT FIXTURE SEE DWG. M-1 FOR SPECIFICATIONS
⤴	UPLIGHT ACCENT FIXTURE SEE DWG. M-1 FOR SPECIFICATIONS

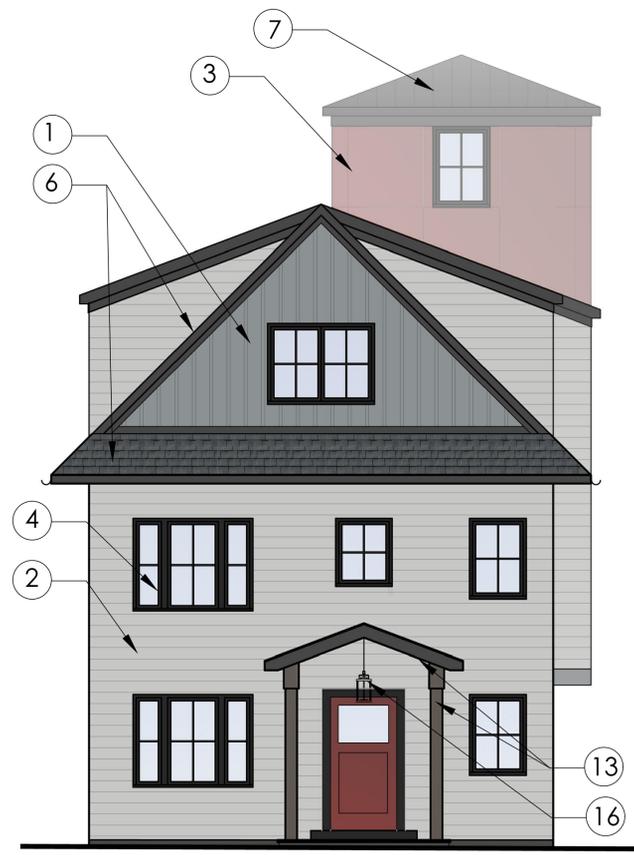


LEGEND



NOTES

- THE LANDSCAPE CONTRACTOR TO COORDINATE THIS WORK W/ OTHER CONTRACTORS PERFORMING WORK ON SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR TREE AND SHRUB PLANTING AND SHALL IMMEDIATELY REPORT ANY CONFLICTS TO THE PROJECT SITE ENGINEER.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY.
- NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- OWNER'S LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING.
- LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY OWNER'S LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND EXTENT AND COMPOSITION OF BACKFILL MATERIAL.
- THE CONTRACTOR SHALL REMOVE ALL PLASTIC MATERIAL FROM AROUND THE ROOT BALLS OF THE PLANTS AFTER POSITIONING IN THE PLANT PITS. REMOVE BURLAP, ROPE, AND WIRE FROM AROUND THE TRUNK SUFFICIENTLY SO THAT NO BURLAP, ROPE OR WIRE WILL BE EXPOSED AFTER BACKFILLING.
- CONTRACTOR SHALL EXERCISE EXTREME CARE IN WORKING IN AREA OF EXISTING TREES. EXISTING TREES TO REMAIN AND BE PROTECTED, WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR WITH PLANTS OF EQUAL SIZE AND SPECIES AT NO COST TO THE OWNER.
- ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE TOPSOILED AND SEEDED WITH NATIVE EROSION CONTROL SEED MIX.
- THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUNDCOVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED DURING THE FIRST GROWING SEASON.
- ALL NEW PLANTING SHOWN WITHIN OR NEAR THE DRIFLINE OF THE 32" SUGAR MAPLE SHALL BE LOCATED IN THE FIELD BY OWNER'S LANDSCAPE ARCHITECT OR ARBORIST AND INSTALLED UNDER THE DIRECT SUPERVISION OF OWNER'S LANDSCAPE ARCHITECT OR ARBORIST TO ENSURE PROTECTION OF EXISTING TREE ROOTS.

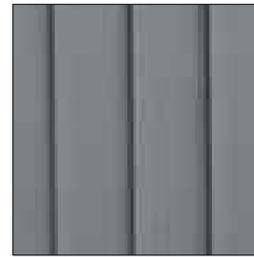


SOUTH (STREET) ELEVATION

WEST ELEVATION

COLOR & MATERIAL SCHEME OF STREET ELEVATION

SCALE: 1/4" = 1'-0"



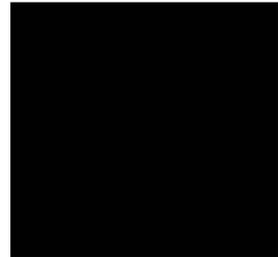
1. HARDIE PANEL VERTICAL CEMENTITIOUS SIDING, 7" EXPOSURE, SIDING, BOARD & BATTEN PAINT FINISH, LIGHT MIST OR PEARL GRAY



2. HARDIE PLANK LAP SIDING, BOARD & BATTEN SMOOTH FINISH, PAINT FINISH, LIGHT MIST OR PEARL GRAY



3. HARDIE PANEL VERTICAL CEMENTITIOUS SIDING, PAINT FINISH COUNTRY LANE RED OR BEN. MOORE BRICK RED



4. MARVIN ELEVATE WINDOWS EBONY



5. METAL RAILING WITH POWDERCOAT PAINT FINISH, COLOR-MATCHED TO BEN. MOORE LAMPBLACK, # CW-695



6. 30-YEAR ARCHITECTURAL SHINGLES BY CERTANTEED, LANDMARK SERIES, GEORGETOWN GREY



7. STANDING SEAM METAL ROOFING WITH FACTORY PAINTED BLACK FINISH



8. ALUMINUM HALF-ROUND GUTTER, COLOR - MATCHED TO BEN. MOORE CHELSEA GRAY # CW-695



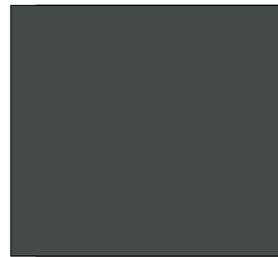
9. 3-COAT CEMENT STUCCO AT BUILDING BASE, FINE FINISH, COLOR MATCH TO BEN. MOORE CHELSEA GRAY#CW-695



10. PERVIOUS PAVERS BY UNILOCK, ECO-PRIORA, 4 3/4" X 9 1/2" X 3 1/8" SMOOTH, GRANITE



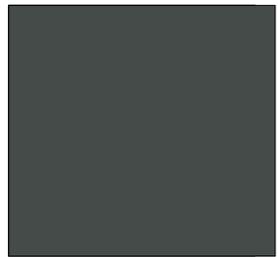
11. BLUESTONE AT ENTRY WALKWAY



12. AZEK RAKE BOARD, SOFFIT & TRIM BOARD, PAINT FINISH, BEN. MOORE DARK GREY



13. GRAY STAINED CEDAR OR HEMLOCK PORCH ROOF SOFFIT & COLUMNS



14. AZEK GARAGE DOOR PAINT FINISH. BEN. MOORE DARK GREY



15. EXTERIOR WALL MTD. PARKER LT. FIXTURE



16. EXTERIOR PENDANT PARKER LT. FIXTURE



17. PATH LT. FIXTURE

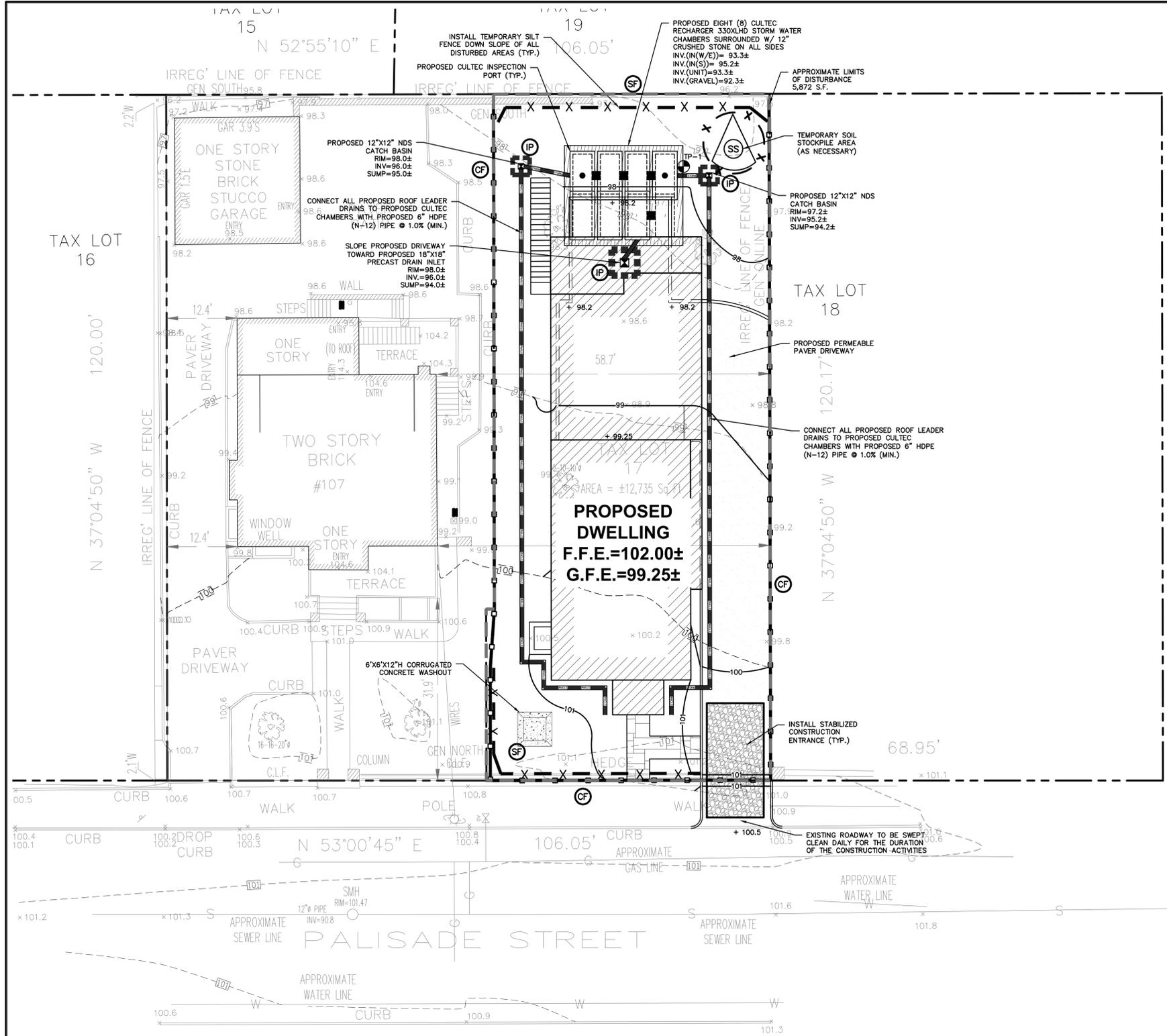


Scale As Shown

Drawing Title MATERIAL & COLOR SCHEME

M-1

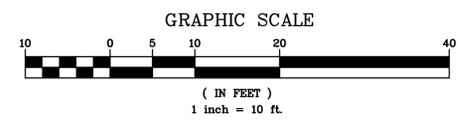
Sheet Number



RIVERSIDE PLACE

TEST HOLE DATA:
 TEST HOLE #1
 DEPTH = 98"
 0-12" TOPSOIL
 12-62" SANDY LOAM
 62-96" CLAY
 NO GROUNDWATER
 NO LEDGE ROCK
 PERC. = 28.24 INCHES/HOUR

EXISTING INFORMATION SHOWN HEREON
 TAKEN FROM A SURVEY PREPARED BY
 SUMMIT LAND SURVEYING P.C. DATED
 JUNE 27, 2023



LEGEND

- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED WALKWAY/PATIO
- PROPOSED PERMEABLE DRIVEWAY
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY CONSTRUCTION FENCE
- TEMPORARY SOIL STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- TEST PIT LOCATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED TREE PROTECTION
- EXISTING TREE REMOVED



GENERAL NOTES:

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987 NOT LIMITED TO A.C.I., A.S.C. ZONING, AND THE NEW YORK STATE BUILDING CODE.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO A.C.I., A.S.C. ZONING, AND THE NEW YORK STATE BUILDING CODE.
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C. AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C. SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

- CONSTRUCTION SCHEDULE**
 NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.
- EROSION CONTROL MEASURES**
 INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)**
 AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT.
 INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.
- INSPECTION BY MUNICIPALITY - FINAL GRADING**
 REMOVE UNNEEDED SUBGRADE FROM SITE.
 CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - LANDSCAPING**
 SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL.
 BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING**
 GRASS ESTABLISHED.
 CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY - FINAL INSPECTION**
 ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.
 CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). ALL CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND VISIBLE AT TIME OF INSPECTION. SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

PROJECT: PROPOSED TWO-LOT SUBDIVISION 107 PALISADE STREET VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY - NEW YORK		
STORMWATER MANAGEMENT PLAN		
		Date: XX/XX/23 Sheet: Scale: 1" = 10' Designed By: U.A. Checked By: M.S. Sheet No.
HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023		

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