NEW LOT SUBDIVISION & NEW TWO-FAMILY RESIDENCE AT

107 PALISADE STEET

D O B B S F E R R Y , N Y 1 0 5 2 2

CGA STUDIO ARCHITECTS

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





PLANNING BOARD SUBMISSION 1-18-24

OWNER	ARCHITECT	CIVIL ENGINEER	DATES	LIST OF DRAWINGS	LIST OF DRAWINGS
MARIA THERESA LORENZ PROPERTY IN FAMILY OWNERSHIP SINCE 1982	CGA STUDIO CHRISTINA GRIFFIN AIA LEED AP CPHC 10 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 cg@cgastudio.com	HUDSON ENGINEERING & CONSULTING MICHAEL F. STEIN, P.E., PRESIDENT 45 KNOLLWOOD ROAD - SUITE 201 ELMSFORD, NEW YORK 10523 914.909.0420 michael@hudsonec.com	BUILDING DEPARTMENT SUBMISSION 06-30-23 ZONING BOARD SUBMISSION 07-19-23 PLANNING BOARD SUBMISSION 11-15-23 PLANNING BOARD PRESENTATION 12-07-23 PLANNING BOARD SUBMISSION 1-18-24	TITLE TITLE SHEET & LIST OF DRAWINGS S-0 AREA MAP, PHOTOS OF EXISTING CONDITIONS S-1 SITE PLAN, ZONING COMPLIANCE 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



NEW EVERGREEN PLANTINGS
 FOR PRIVACY SCREENING
 106.05' PROPERTY LINE N 52°55'10" E

50'-0" PROPOSED LOT B WIDTH

PROPERTY LINE

EXIST. WALK

NEW CURB CUT

EXIST. WALK EXIST. PAVER PATIO 236 SF CURB AROUND 2 PARKING SETBACK OUTDOOR PARKING SPOTS EXISTING -54'-7" IE 54.6'-1-STORY EXIST. PAVER EXIST. TREES TO GARAGE PARKING SPOTS BE REMOVED. REFER TO PLANTING PLAN REQUIRED BUILDING **IDENTIFYING** REPLACEMENT SETBACK PARKING SPOTS **PLANTINGS** - FOOTPRINT OF BUILDING IE 12.4' Z AT 3RD FLOOR - FOOTPRINT OF BUILDING AT 2ND FLOOR EXIST. - STAIR UP TO COVERED 1-STORY DECK AT 2ND FLOOR TERRACE P E 37°(OZ DRIVEWAY PERMEABLE PROPOSED PAVERS > LOT A -58'-8" IE 58.7' **FOOTPRINT OF EXISTING BUILDING AT** 2-STORY 2ND FLOOR **FOOTPRINT OF** BUILDING AT GROUND FLOOR/ GARAGE LEVEL RESIDENCE EXIST. TREE TO BE REMOVED. (3 x 1BR UNITS) PLANTING PLAN TO BE PROVIDED #107 PROPOSED **IDENTIFYING** REPLACEMENT LOT B **PLANTINGS** -58'-6" IE 58.5'-- NEW EGRESS LIGHTWELL 1-STORY FROM BASEMENT MECHANICAL SPACE EXIST. TERRACE 12'-5" PROPOSED TE 12.4' 3-STORY NEW 6'-0" x 9'-0" TWO-FAMILY EXIST. STEPS **ROOFED ENTRY** EXIST. WALK **─**10'-0"**─** RESIDENCE PORCH PROJECTING EXIST. PAVER W/ 2-CAR GARAGE FIRST FL EL: 102 5'-0" INTO FRONT SETBACK PER DRIVEWAY 1,497 SF 300-34.B.4.c. **GARAGE EL: 100-99** REQUIRED BUILDING NEW WALK

SITE PLAN SHOWING PROPOSED LOT SUBDIVISION SCALE: 1/8" = 1'-0"

PALISADE STREET

106.05'

-56'-1" PROPOSED LOT A WIDTH

N 53°00'45" E

EXIST. WALK

EXIST. DROP

PROJECT N

ZONING CALCULATIONS

107 F	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	56% 3,310 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.	N/A		
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 1,900 = 380 SF	N/A	N/A	72 SF		

* ZONING VARIANCE RECEIVED 9/13/23

COVERAGE CALCULATIONS

COVERAGE CALCULATIO	1113				
	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 (10 FT X 6 FT = 60 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	141 SF	
DRIVEWAY & PAVER PATIO		2,396 SF	2,396 SF	1,112 SF	* ZONING VARIANCE
RETAINING WALLS & WINDOW WELLS		117 SF	97 SF	22 SF	RECEIVED 9/13/23
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	56% 3,310 SF	ALL NEW DRIVEWAY ON LOT 17B TO BE PERMEABLE PAVERS

PREVAILING FRONT SETBACK

I KLYAILINO I KONI SLIDACK					
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	FAÇADE	AVG GRADE x
	GRADE	LENGTH (FT)	FAÇADE LENGTH
SOUTH (FRONT) ELEVATION	100.6	24.5	2,463
EASTELEVATION	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

SITE PLAN BASED ON SURVEY BY SUMMIT LAND SURVEYING P.C.

SURVEY DATE: 11/26/2022; REVISED 6/27/2023

AVERAGE GRADE

(AVG GRADE x FAÇADE LENGTH/TOTAL LENGTH)

FIRST FLOOR - AVG GRADE = 102 - 99.58 2.42 < 6 FT

CGA Studio ARCHITECTS

12 SPRING STREET HASTINGS.on.HUDSON N.Y. 10706 914.478.0799 cg@cgastudio.com christinagriffinarchitect.com

PROPOSED SUBDIVISION & RESIDENCE A

107 PALISADE STREET

Project Submitted

BUILDING PERMIT SUB 6-30-23
ZBA SUBMISSION 7-19-23

PB/AHRB SUBMISSION 11-15-23
PB/AHRB SUBMISSION 01-18-24

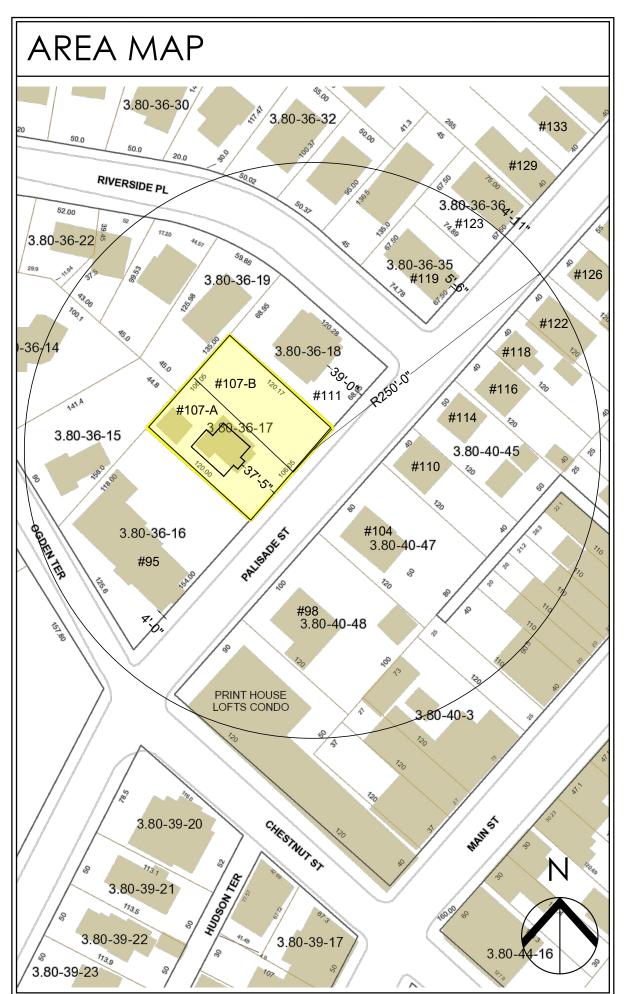


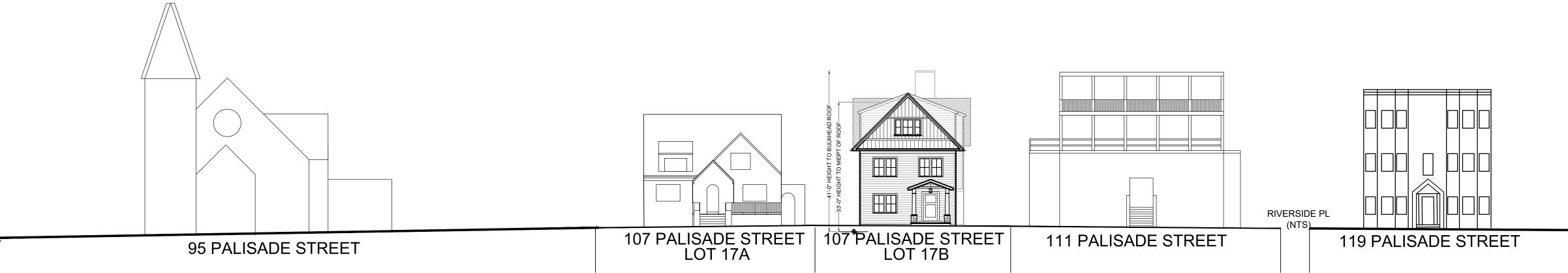
Scale As Shown

Drawing Title

SITE PLAN
ZONING DATA

S-1





PALISADE STREET PROPOSED STREETSCAPE

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

GUIDELINES FOR PALISADE STREET, APPENDIX H

PUBLIC/PRIVATE TRANSITION ZONE: SINGLE STORY OPEN PORCH IDENTIFIED AS TRANSITIONAL ELEMENT IN APPENDIX H.

FRONTAGE SCALE: 40 FT MAXIMUM FRONTAGE; BUILDING PROPOSED IS 24.5 FT WIDE.

FAÇADE: HORIZONTAL EXPRESSION LINES:

PROPOSED DESIGN INCORPORATES AN EXPRESSED HORIZONTAL BREAK AT THE 2ND FLOOR AND AT THE 3RD FLOOR VIA THE ROOF EAVE.

FAÇADE: PUNCHED WINDOW OPENINGS:

BUILDING DESIGN INCORPORATES PUNCHED OPENINGS AND STRONG HORIZONTAL DESIGN ELEMENTS.

COVERAGE & MASSING: PROPOSED DESIGN INCORPORATES SMALLER MASSING ELEMENTS AT THE FIRST FLOOR AND A SETBACK BETWEEN THE 2ND AND 3RD

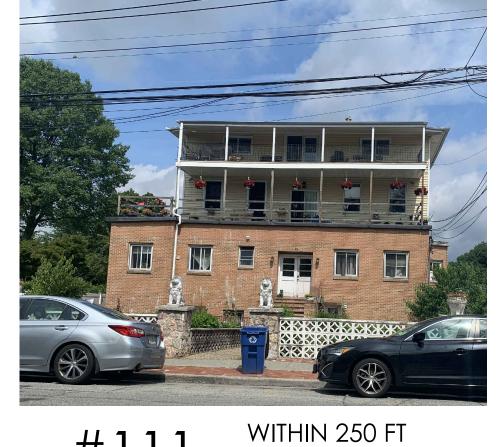
FLOOR, AS RECOMMENDED IN APPENDIX H.



WITHIN 250 FT RADIUS



#107A WITHIN 250 FT RADIUS



#107B **RADIUS**



WITHIN 250 FT **RADIUS**



WITHIN 250 FT #123 RADIUS

NEIGHBORING PROPERTIES

ALONG THE WEST SIDE OF PALISADE STREET



#60 CHESTNUT ST NEIGHBORING PROPERTIES



#98

WITHIN 250 FT



#104



RADIUS



WITHIN 250 FT #114



WITHIN 250 FT RADIUS

ALONG THE EAST SIDE OF PALISADE STREET

ARCHITECTS 12 SPRING STREET

HASTINGS.on.HUDSON

N.Y. 10706

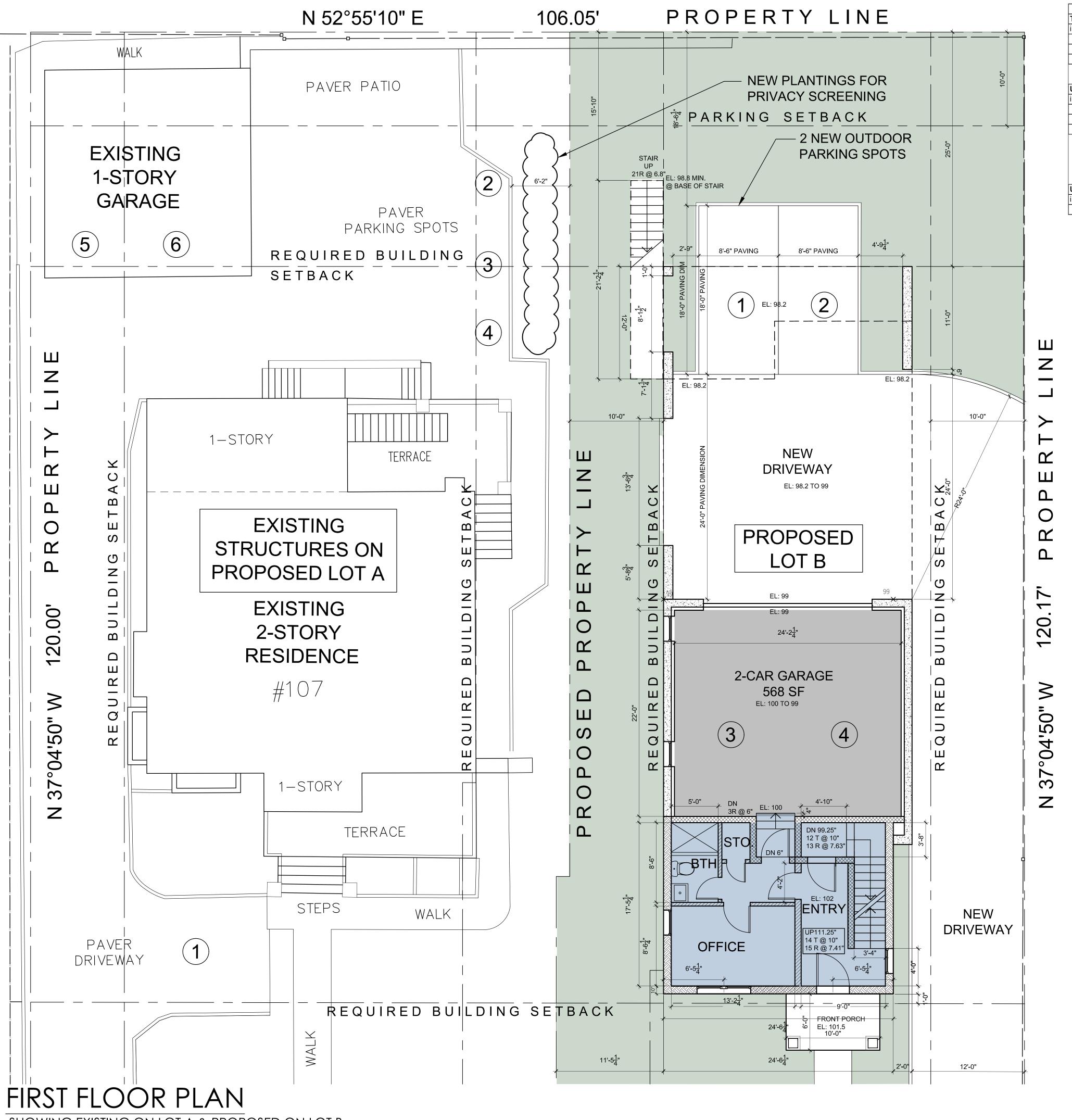
914.478.0799 cg@cgastudio.com christinagriffinarchitect.com RESIDENC

Project Submitted

PB/AHRB SUBMISSION 01-18-24

Drawing Title

NEIGHBORHOOD CONTEXT



FLOOR AREA SUMMARY 464 SF TOTAL BUILDING FIRST FLOOR SECOND FLOOR 1,800 SF incl thickness of ext. wall THIRD FLOOR 1,903 SF ROOF BULKHEAD 72 SF 4,239 SF 1ST FLR OFFICE & BATH 246 SF UNIT 1 (3BR, 3.5 BATH) 2ND FLOOR incl thickness of ext. wall 1,026 SF 3RD FLOOR 1,239 SF ROOF BULKHEAD 72 SF TOTAL 2,583 SF 2ND FLOOR PORCH 228 SF ROOF DECK 392 SF UNIT 2 (2BR, 2.5 BATH) 2ND FLOOR 636 SF incl thickness of ext. wall 3RD FLOOR 664 SF TOTAL 1,300 SF

PROPOSED ON LOT B

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

INTERIOR WALL:

5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.

INTERIOR WALL W/ ACOUSTICAL INSULATION:

5/8" gypsum board each side of 2 x 4s @ 16" o.c.,

Blue Jeans acoustical insul.

1 HOUR FIRE RATED DEMISING/CORRDIOR WALL (8" THK)

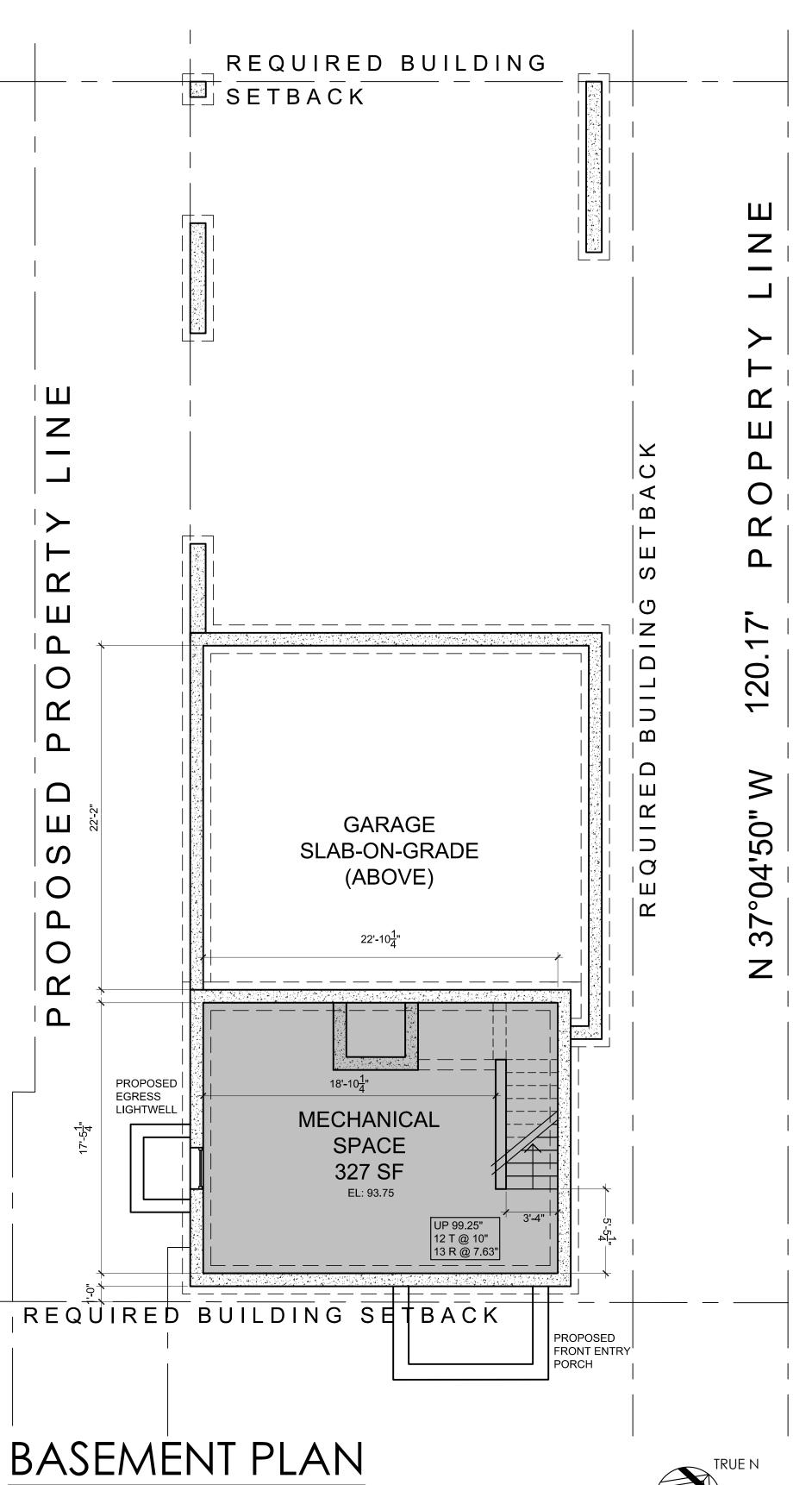
(2) Layer 5/8" fire code gypsum board on resilient channel for sound attenuation, 2x6s @ 16" o.c. w/ acoustical insulation

EXTERIOR WALL (10" THK):

Stucco cladding system with cont. insulation Rvalue tbd, house wrap, 23/32 " Advantech engineered panel, 2x6 studs 16" o.c. w/ R-23 mineral wool insulation, 2x3 service cavity, 5/8" gypsum board

NEW FOUNDATION WALL:

New 10" reinforced concrete block wall w/ durawall reinforcement on continuous 12" d. x 24" w. 3,500 psi reinforced concrete footing; troweled on waterproofing below grade, 3-coat cement stucco with integral color above grade





12 SPRING STREET HASTINGS.on.HUDSON N . Y . 1 0 7 0 6 9 1 4 . 4 7 8 . 0 7 9 9

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SED SUBDIVISION & RESIDENC

PALISADE STREET

RRY, NY 10522

Project Submitted

LDING PERMIT SUB 6-30-

PB/AHRB SUBMISSION 01-18-24



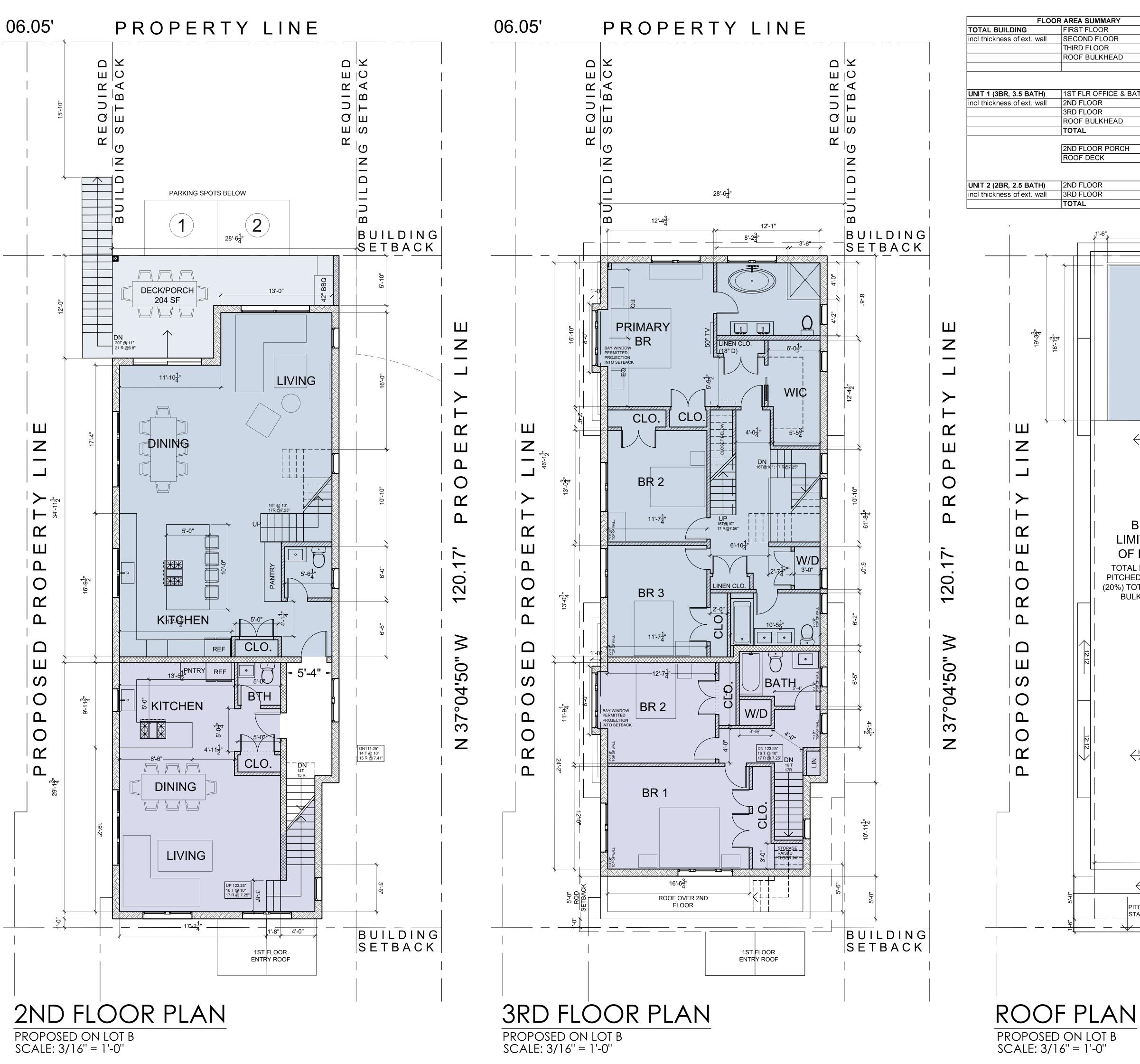
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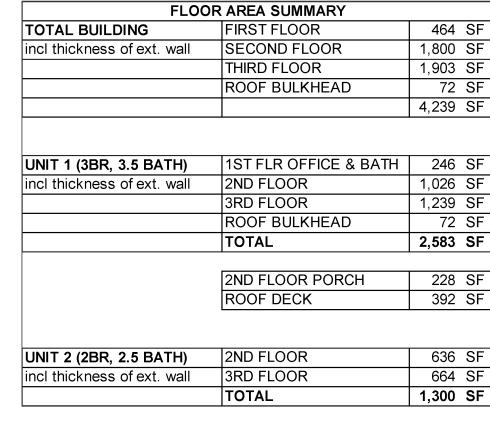
Drawing Title
FLOOR PLANS

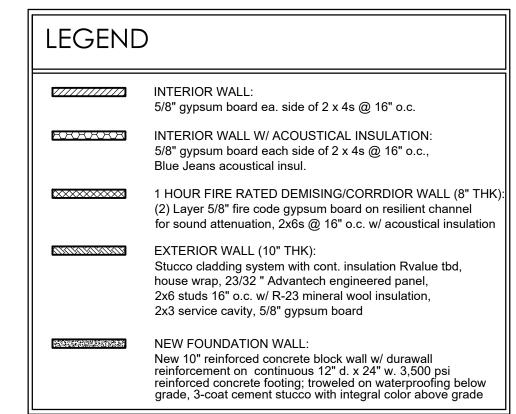
A-1

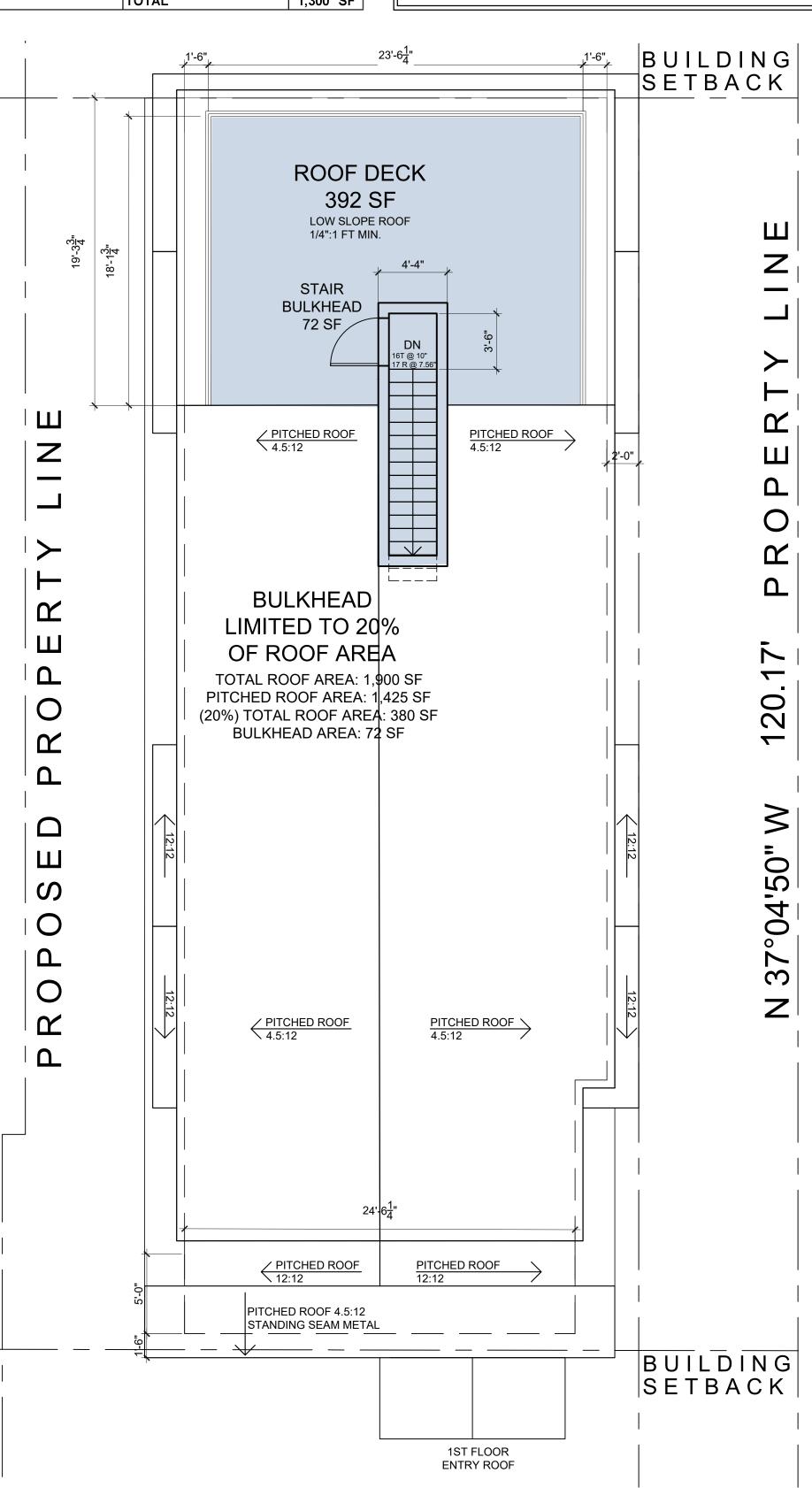
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SHOWING EXISTING ON LOT A & PROPOSED ON LOT B SCALE: 3/16" = 1'-0"











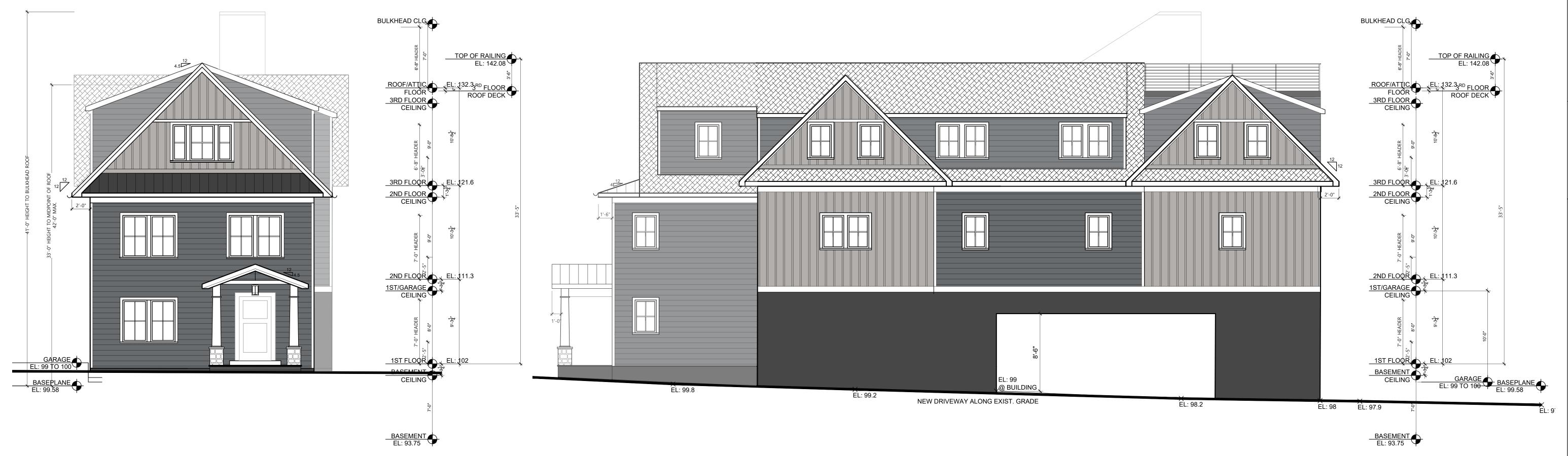
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cg@cgastudio.com christinagriffinarchitect.com

ESIDENC \mathcal{C} SU Project Submitted ZBA SUBMISSION 7-19-23 PB/AHRB SUBMISSION 11-15-23 PB/AHRB SUBMISSION 01-18-24



As Shown Drawing Title FLOOR PLANS

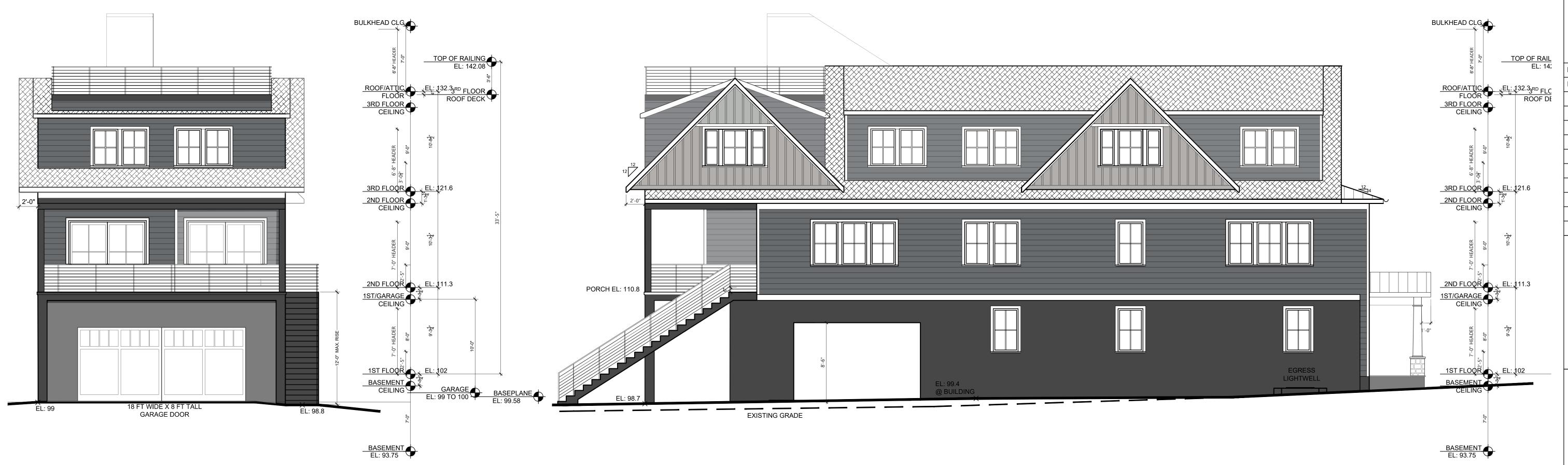


WEST (PALISADE STREET) ELEVATION

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

NORTH ELEVATION

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



EAST ELEVATION

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

SOUTH ELEVATION

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



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

PROPOSED SUBDIVISION & F 107 PALISADE S1

PB/AHRB SUBMISSION 11-15-23
PB/AHRB SUBMISSION 01-18-24

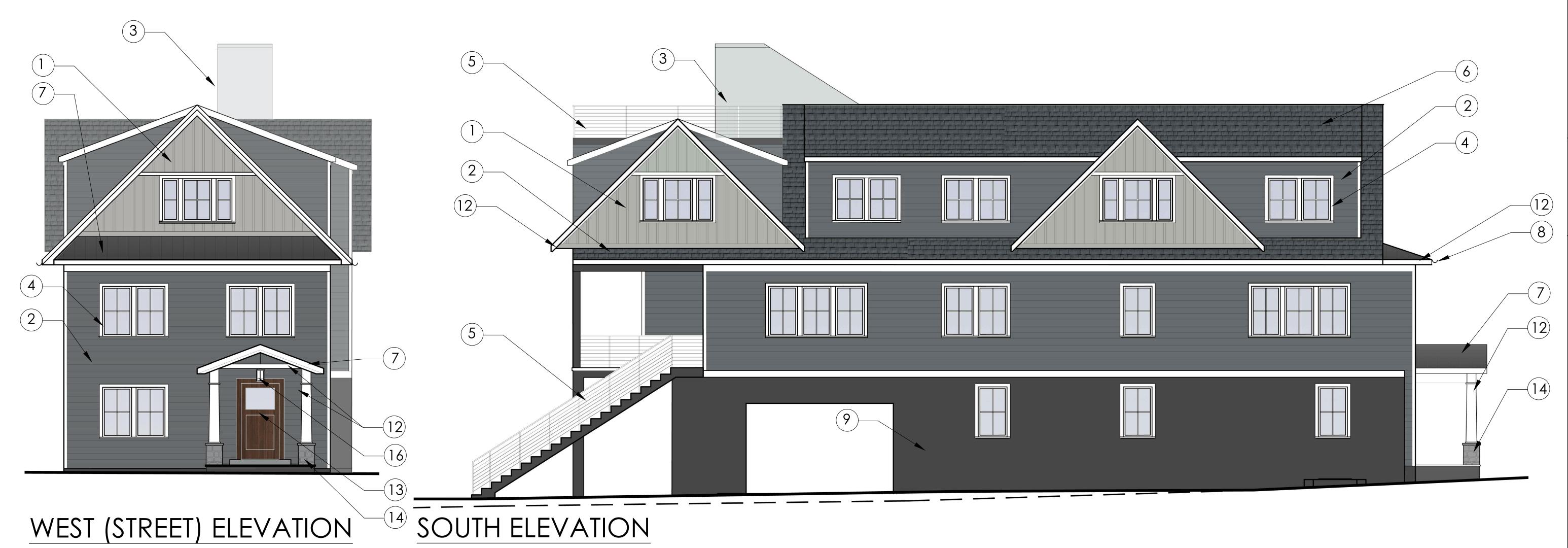
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Scale As Show

Drawing Title

ELEVATIONS

A-3



COLOR & MATERIAL SCHEME OF STREET ELEVATION

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



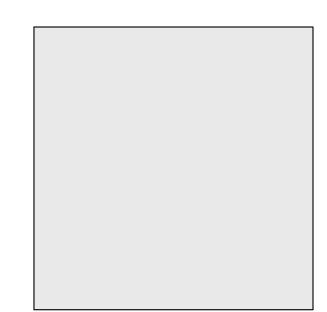
1.HARDIE PANEL VERTICAL CEMENTITIOUS SIDING,7" EXPOSURE, SIDING, BOARD & BATTEN SMOOTH FINISH, PAINT PAINT FINISH, PEARL GRAY



2. HARDIE PLANK LAP FINISH, NIGHT GRAY



3.HARDIE PANEL VERTICAL CEMENTITIOUS SIDING, PAINT FINISH LIGHT MIST



4. MARVIN ELEVATE WINDOWS ARCTIC WHITE



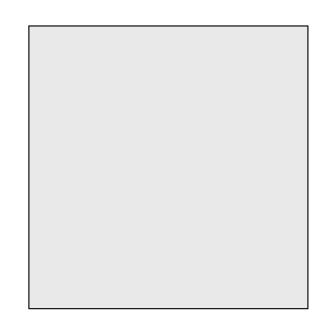
5. METAL RAILING WITH POWDERCOAT PAINT FINISH, COLOR-MATCHED TO BEN. MOORE LAMPBLACK, # CW-695



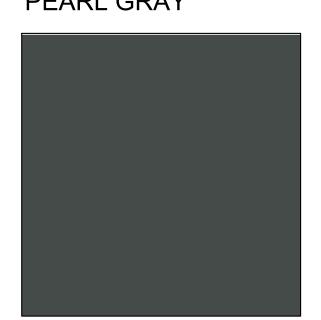
6. 30-YEAR ARCHITECTURAL SHINGLES BY CERTANTEED, METAL LANDMARK SERIES, **GEORGETOWN GREY**



7. STANDING SEAM **ROOFING WITH** FACTORY PAINTED **BLACK FINISH**



8. ALUMINUM HALF-ROUND **GUTTER, COLOR -**MATCHED TO BEN. MOORE **DOVE WHITE**



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



10. PERVIOUS PAVERS BY UNILOCK, ECO-PRIORA, $4\frac{3}{4}$ " X $9\frac{1}{2}$ " X $3\frac{1}{8}$ " SMOOTH, GRANITE



11. BLUESTONE AT **ENTRY WALKWAY**



12. AZEK RAKE BOARD, SOFFIT, TRIM BOARD & COLUMNS, PAINT FINISH, WOOD FINISH BEN. MOORE **DOVE WHITE**



13. THERMATRU INSULATED ENTRY DOOR,



14. THINSTONE BASE AT FRONT ENTRY COLUMNS



15. EXTERIOR WALL MTD. PARKER LT.

FIXTURE



16. EXTERIOR PENDANT PARKER LT. FIXTURE



17. PATH 18. SHIELDED FIXTURE LIGHTING



FIXTURE EXT. LIGHTING: ALL LIGHTING TO COMPLY WITH SECTION 300-41



12 SPRING STREET HASTINGS.on.HUDSON N.Y. 10706 914.478.0799 cg@cgastudio.com christinagriffinarchitect.com

> RESIDENCE, TREET PROPOSED

Project Submitted PB/AHRB SUBMISSION 11-15-23

PB/AHRB SUBMISSION 01-18-24

As Shown Drawing Title MATERIAL & COLOR SCHEME



TREE REMOVAL LIST: TREE REMOVAL APPLICATION TO BE FILED WITH THE BUILDING DEPT (1)x 6-8" DBH TREE (2)x 10" DBH TREE TREE VALUATION INFORMATION: TOTAL DBH/NUMBER TREES TO BE REMOVED: 28" TOTAL DBH (3 TREES) TOTAL NUMBER OF REQUIRED TREE REPLANTINGS PER CODE SECTION 300-511

(50% MINIMUM) = 14" TOTAL DBH TOTAL PROPOSED TREES 2.5" DBH OR GREATER: $(5) \times 2.5$ " DBH TREE + $(1) \times 6$ " DBH TREE = 18.5" TOTAL DBH = 66% > 50% MINIMUM COMPLIANT NEW EVERGREEN PLANTINGS FOR PRIVACY SCREENING EXIST. PAVER PATIO 236 SF PARKING SETBACK -54'-7" IE 54.6'--17'-9"-8'-6" 8'-6" EXIST. PAVER PARKING SPOTS 663 SF

PROPERTY LINE N 52°55'10" E CURB AROUND 2 OUTDOOR PARKING SPOTS

BE REMOVED. REFER TO PLANTING PLAN **IDENTIFYING** REQUIRED BUILDING REPLACEMENT PARKING SPOTS SETBACK **PLANTINGS** PERMEABLE PAVERS -J2.5"ø Ш Z 1-STORY EXIST. TERRACE

LOT A -58'-8" IF 58 7'-**EXISTING** 2-STORY RESIDENCE BE REMOVED. (3 x 1BR UNITS) PLANTING PLAN TO BE PROVIDED | #107 PROPOSED UIRED ___26'-2" IDENTIFYING REPLACEMENT LOT B PLANTINGS -58'-6" IE 58.5' Ø EXIST - NEW EGRESS LIGHTWELL 1-STORY FROM BASEMENT MECHANICAL SPACE EXIST. TERRACE **PROPOSED** 3-STORY

NEW

DRIVEWAY

PAVERS -

-PERMEABLE

OZ

10'-0"

Ш

0

0

REQUIRED BUILDING DRIVEWAY PERMEABLE PAVERS -

EXIST. WALK N 53°00'45" E

PROPOSED LOT A WIDTH

EXIST.

STEPS

EXIST. WALK

PROPOSED

PROPERTY LINE

50'-0" PROPOSED LOT B WIDTH

EXIST. WALK

TWO-FAMILY

RESIDENCE

W/ 2-CAR GARAGE

FIRST FL EL: 102 GARAGE EL: 100-99

PROPERTY LINE

PALISADE STREET

LANDSCAPING PLAN SCALE: 3/16" = 1'-0"



LIGHTING SITE PLAN SCALE: 3/16" = 1'-0"

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

PARKING SETBACK

LIGHT FIXTURES IN

STAIR RISERS

PENDANT FIXTURE

√ SEE DWG. M-1 FOR SPECIFICATIONS

SHIELDED TREE ACCENT LIGHT FIXTURE SEE DWG. M-1 FOR SPECIFICATIONS

ALL LIGHTING TO COMPLY WITH SECTION 300-41

PROPERTY LINE N 52°55'10" E

PLANT LIST

ARRREVIATION

SCIENTIEIC NAME

ADDICEVIATION	SOILITH IO NAML		SIZE (at planting)	WOANTITI			
EVERGREEN TREES							
	ABIES BALSAMEA	BALSAM FIR	6'-8' HEIGHT	AS SHOWN			
	ILEX OPACA	AMERICAN HOLLY	6'-8' HEIGHT	AS SHOWN			
EVERGREEN SHRUBS							
	LITTLE GAINT ARBORVITAE	LITTLE GIANT	4'-0' HEIGHT	AS SHOWN			

COMMON NAME

SIZE (at planting)

OUANTITY

AS SHOWN

	LITTLE GAINT 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						

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		

PENNSYLVANIA SLEDGE

PLANT NOTES:

Z

0

1. ALL LAWN AREAS TO BE PREPARED WITH 4" MIIMUM OF SCREENED TOPSOIL AND SEEDED OR SODDED WITH A BLUEGRASS AND PERENNIAL RYEGRASS MIX. ALL DISTURBED AREAS 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.

CARAX PENSYLVANICA

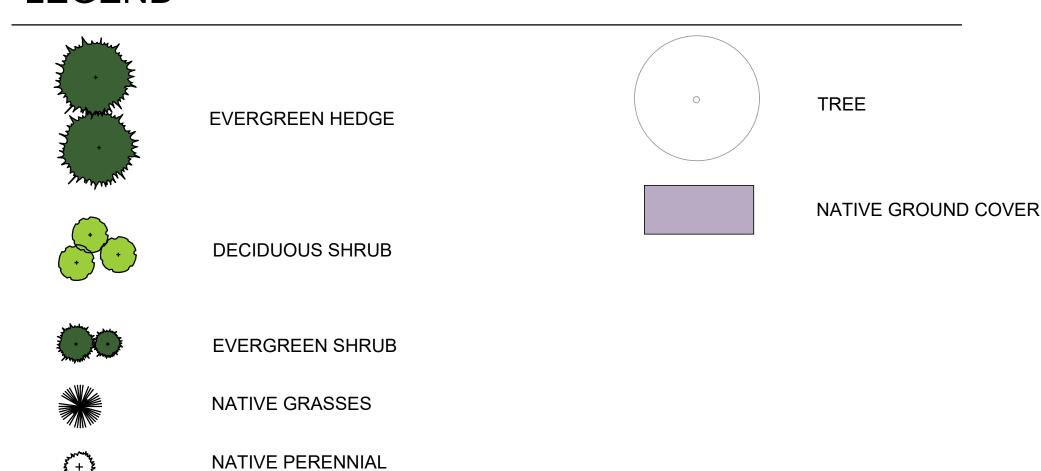
3. ALL TREES AND SHRUBS SHALL HAVE 12' TOPSOIL AROUND SIDES OF ROOTS. ADD SOIL FOR DEPTH AS NECESSARY

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 SIMILIAR TYPE SIZE AND NUMBER ARE PERMITTED IN THE INTERESTS OF PURCHASING THE BEST QUALITY MATERIAL AVAILABLE AT THE TIME OF PLANTING

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
- 7. 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 10. 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.
- 11. THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUNDCOVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED DURING THE FIRST GROWING SEASON. 12. ALL NEW PLANTING SHOWN WITHIN OR NEAR THE DRIPLINE 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.



12 SPRING STREET HASTINGS.on.HUDSON N.Y. 10706 914.478.0799 cg@cgastudio.com christinagriffinarchitect.com

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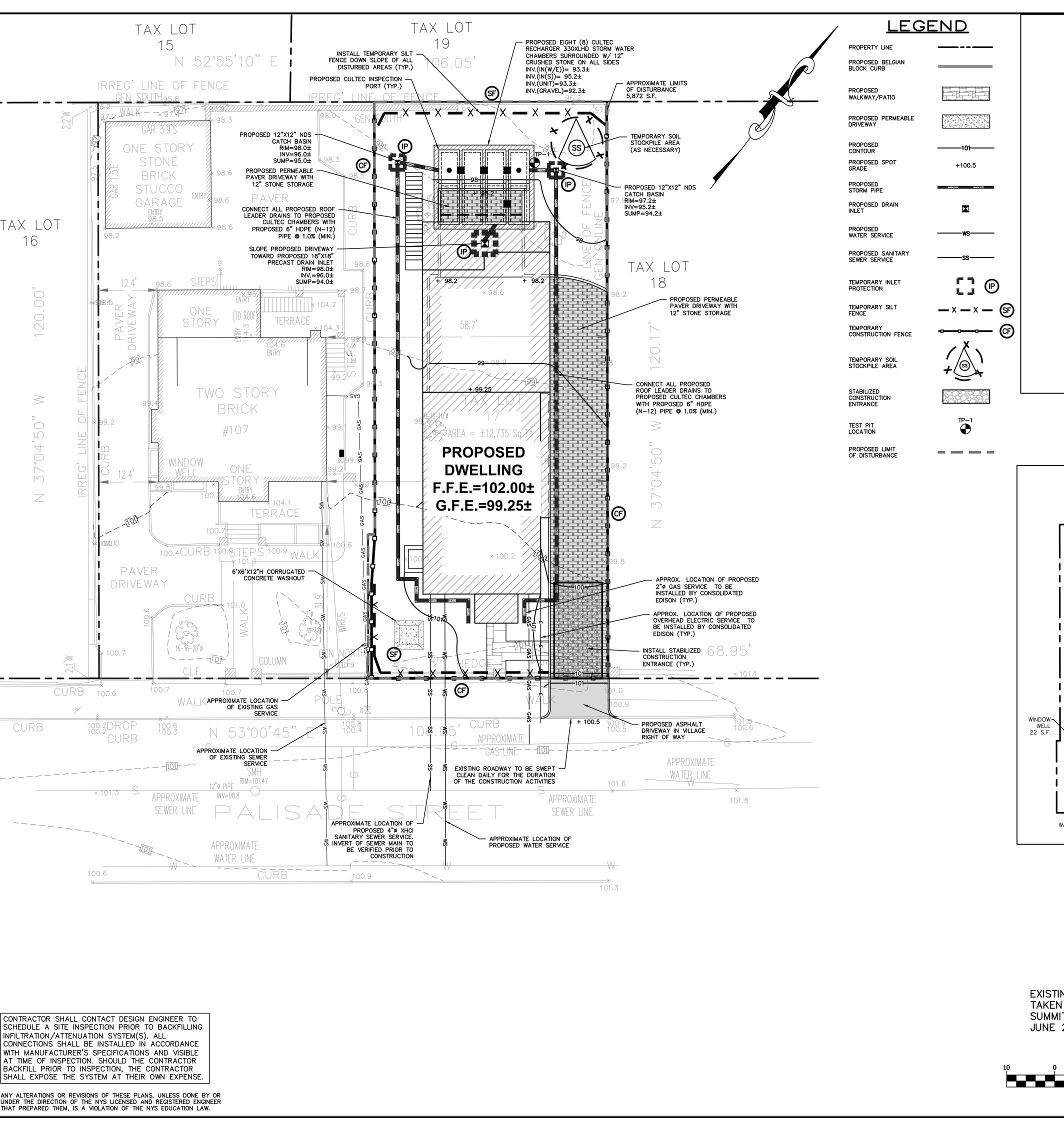
Project Submitted

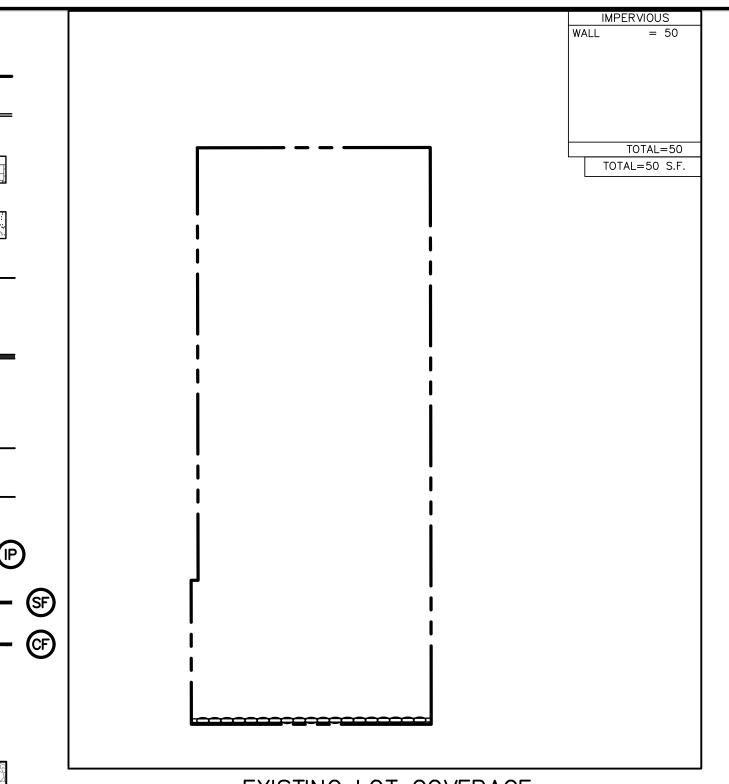
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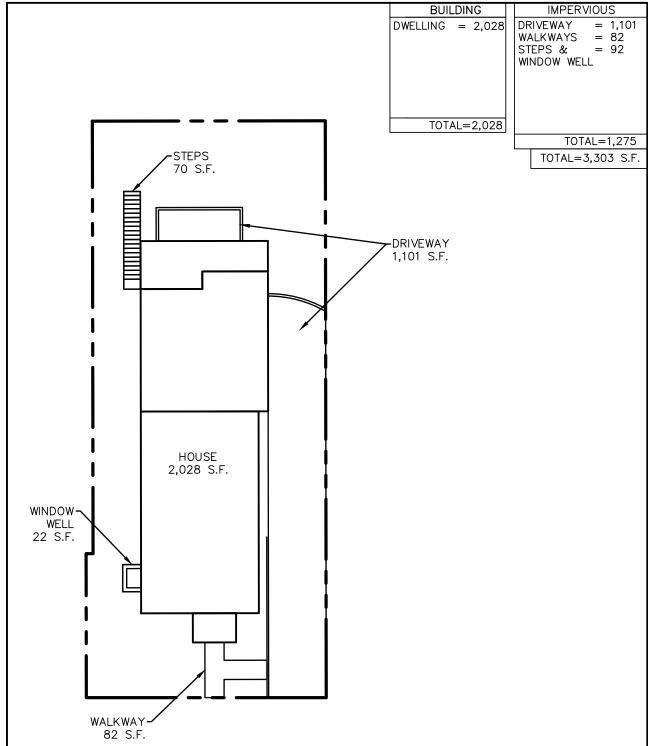
As Shown

Drawing Title LANDSCAPE & LIGHTING PLAN





EXISTING LOT COVERAGE SCALE: 1"=20'



PROPOSED LOT COVERAGE

SCALE: 1"=20'

TEST HOLE DATA:

TEST HOLE #1 DEPTH - 96" 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

GRAPHIC SCALE (IN FEET)

1 inch = 10 ft.

PROPOSED SUBDIVISION & RESIDENCE 107 PALISADE STREET VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY - NEW YORK



STORMWATER MANAGEMENT PLAN

HUDSON ENGINEERING CONSULTING, P.C

SITE LOCATION

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE

PORTIONS OF THE WORK UNDER THE CONTRACT.

PERIOD OF CONSTRUCTION.

INSURANCE CERTIFICATES.

SCALED DIMENSIONS.

EXCAVATION.

DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY

MUNICIPAL AGENCY HAVING JURISDICTION.

LEAST 2 DAYS PRIOR TO FINISH.

LEAST 2 DAYS PRIOR TO FINISH.

LEAST 2 DAYS PRIOR TO FINISH.

GRASS ESTABLISHED.

INSPECTION BY MUNICIPALITY — FINAL GRADING REMOVE UNNEEDED SUBGRADE FROM SITE.

INSPECTION BY MUNICIPALITY - LANDSCAPING

JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL INSPECTION

INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING

2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987

3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ACI, AISC, ZONING, AND THE NEW YORK STATE BUILDING CODE.

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

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

SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE

PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.

8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND

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

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

12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED

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

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

ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEEDED. HAND RAKE LEVEL.

ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.

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.

NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO

INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR

INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2

AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE

CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT

BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO

CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT

CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT

TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING

BE SEEDED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF

ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH

INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE

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

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

4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.

GENERAL NOTES:

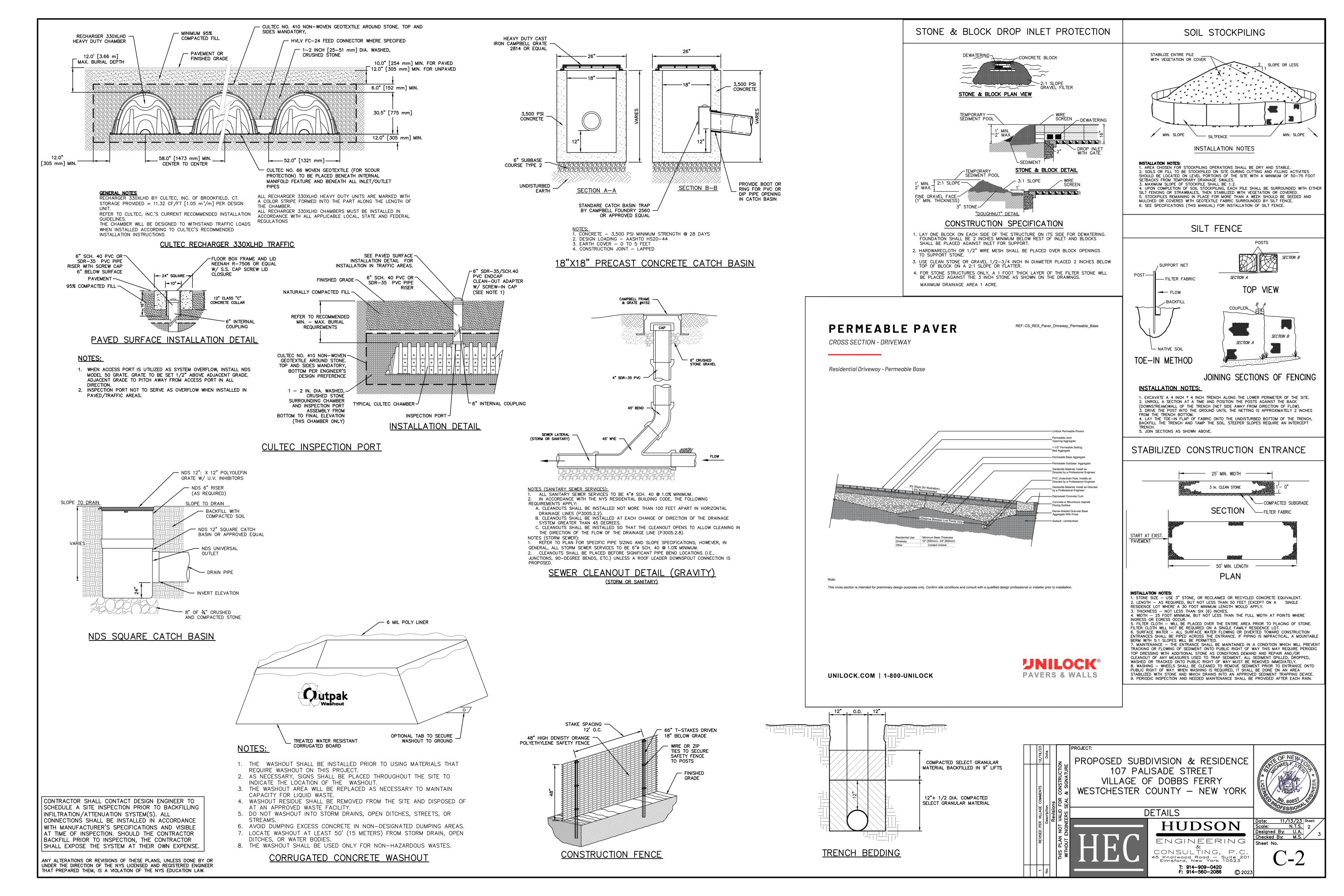
OCATION MAP

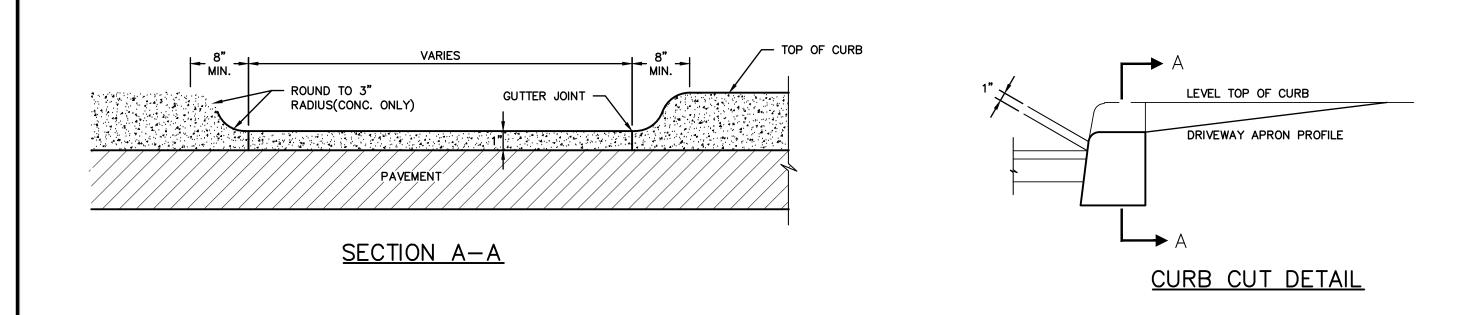
SCALE: 1"=250'

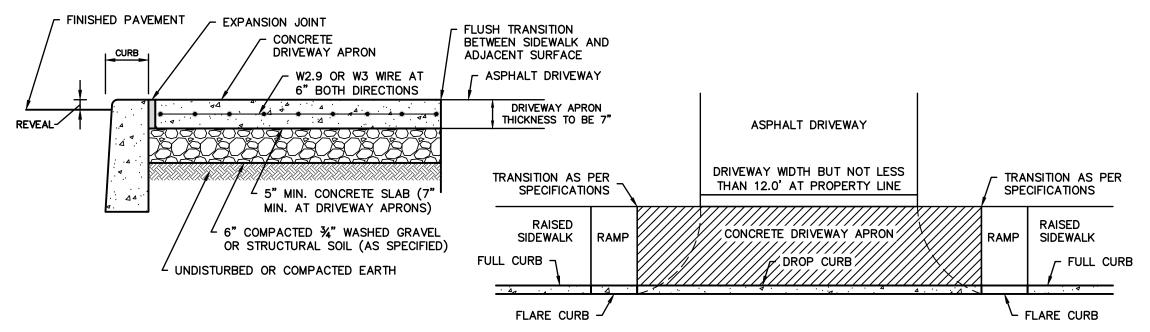
Designed By: U.A. Checked By: M.S

6 Knollwood Road — Suite 20 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER







CONCRETE DRIVEWAY APRON/DROP SIDEWALK

