

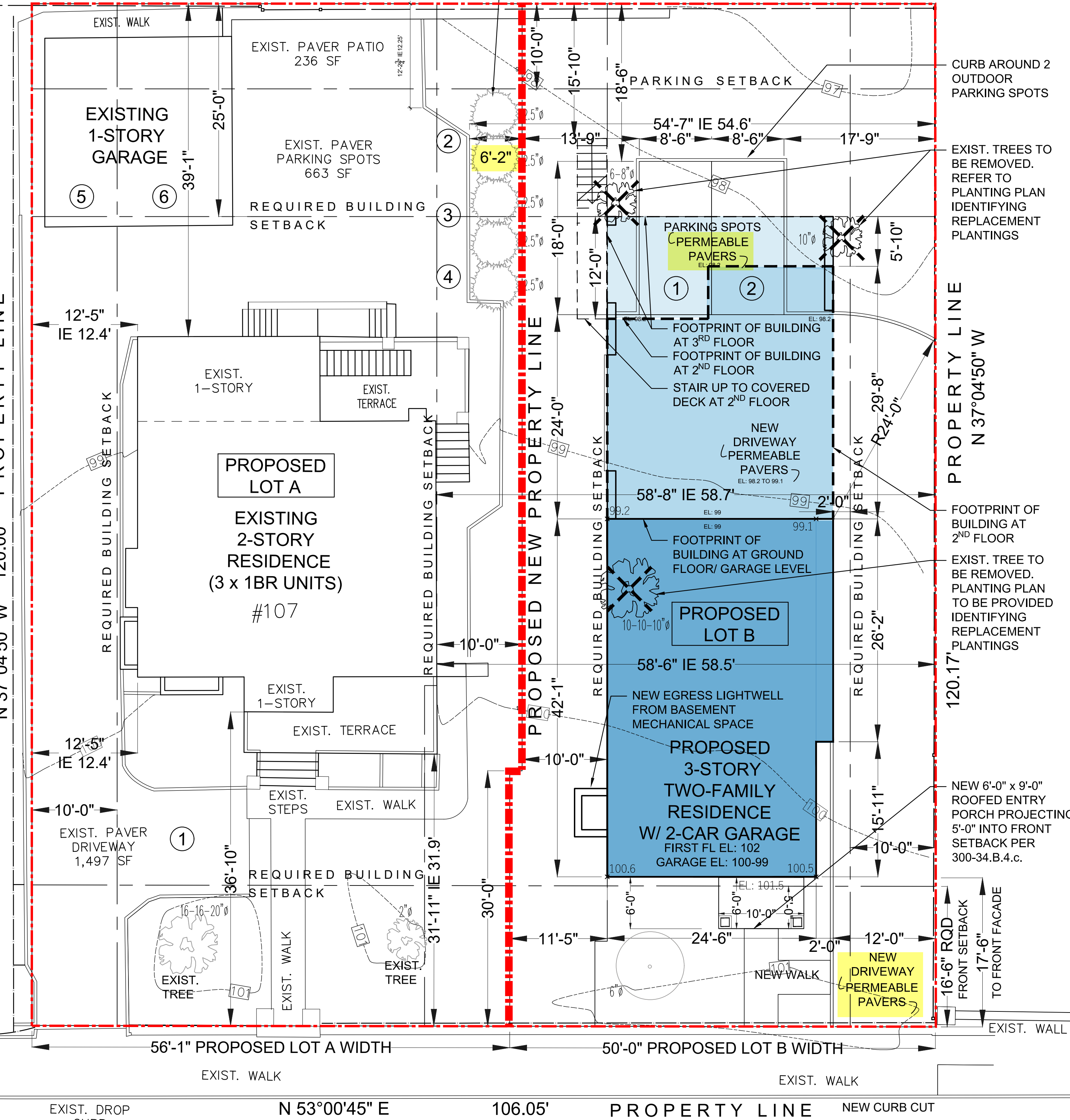
NEW LOT SUBDIVISION & NEW TWO-FAMILY RESIDENCE AT
107 PALISADE STREET
DOBBS FERRY, NY 10522
CGA STUDIO ARCHITECTS
12 SPRING STREET, HASTINGS.ON.HUDSON, NY 10706



PLANNING BOARD SUBMISSION 1-18-24

OWNER	ARCHITECT	CIVIL ENGINEER	DATES	LIST OF DRAWINGS		LIST OF DRAWINGS CONTINUED
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@cgaudio.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 S-0 S-1 S-2 A-1 A-2 A-3	TITLE SHEET & LIST OF DRAWINGS AREA MAP, PHOTOS OF EXISTING CONDITIONS SITE PLAN, ZONING COMPLIANCE NEIGHBORHOOD CONTEXT FIRST FLOOR & BASEMENT PLANS SECOND, THIRD & ROOF PLANS 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"
TRUE N PROJECT N

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	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 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 (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
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	56% 3,310 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

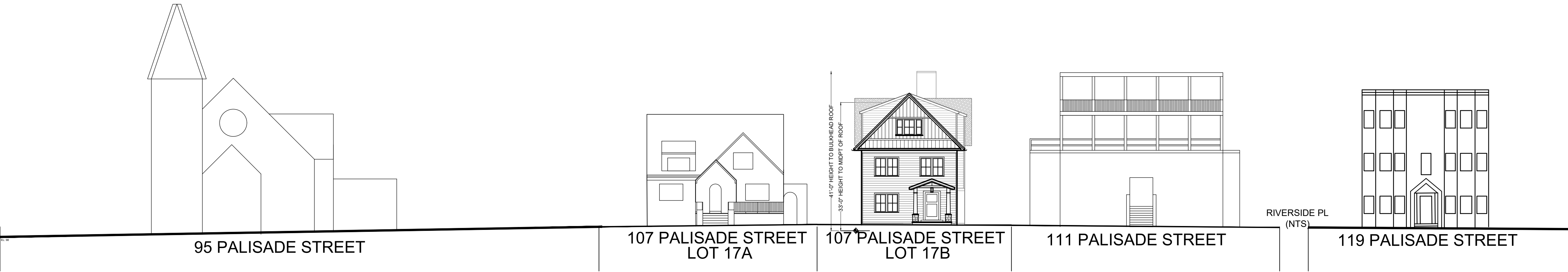
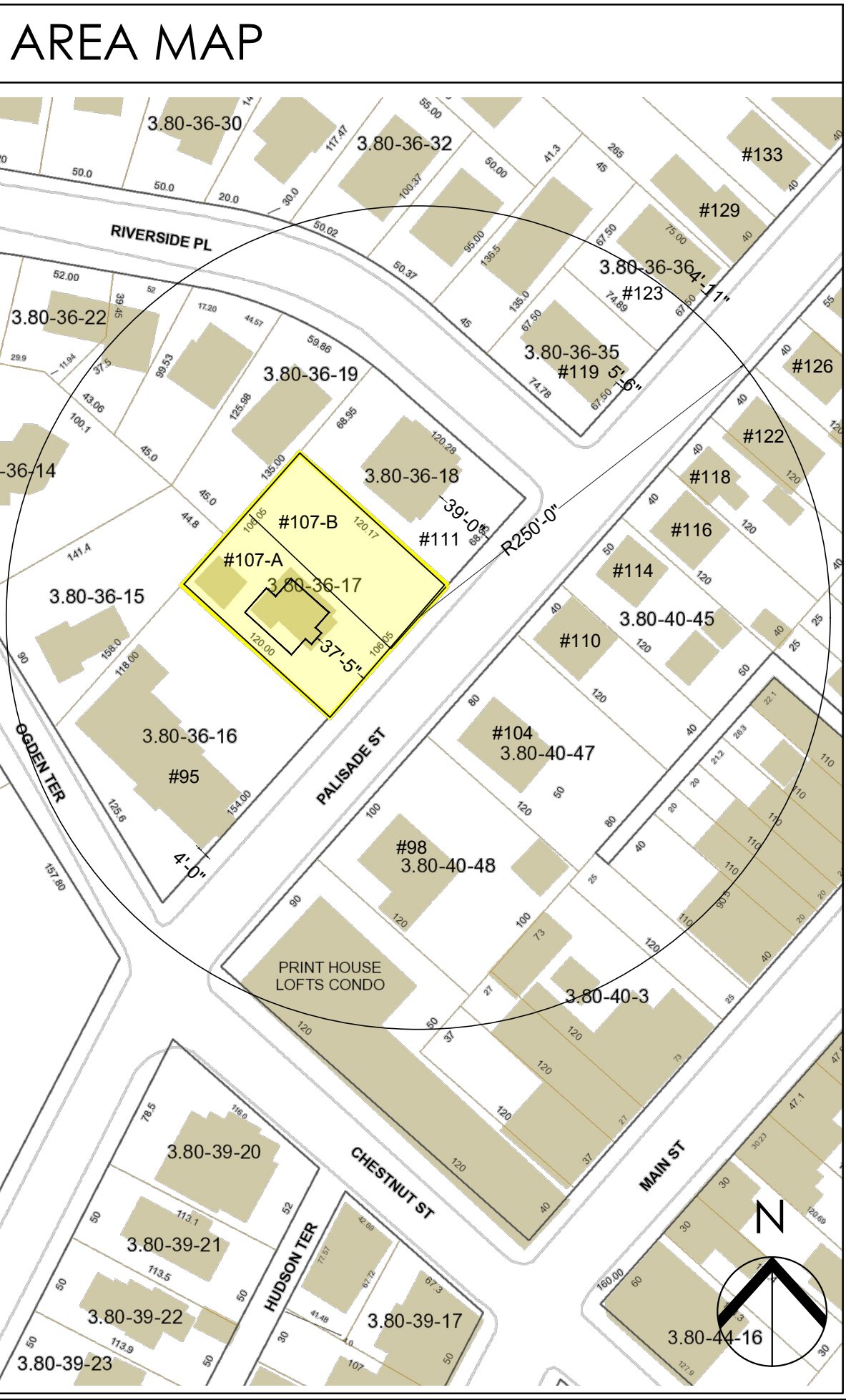
Project Submitted
BUILDING PERMIT SUB 6-30-23
ZBA SUBMISSION 7-19-23
PB/AHRB SUBMISSION 11-15-23
PB/AHRB SUBMISSION 01-18-24



Scale As Shown
Drawing Title
SITE PLAN
ZONING DATA

S-1

Sheet Number



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.



#95 WITHIN 250 FT RADIUS



#107A WITHIN 250 FT RADIUS



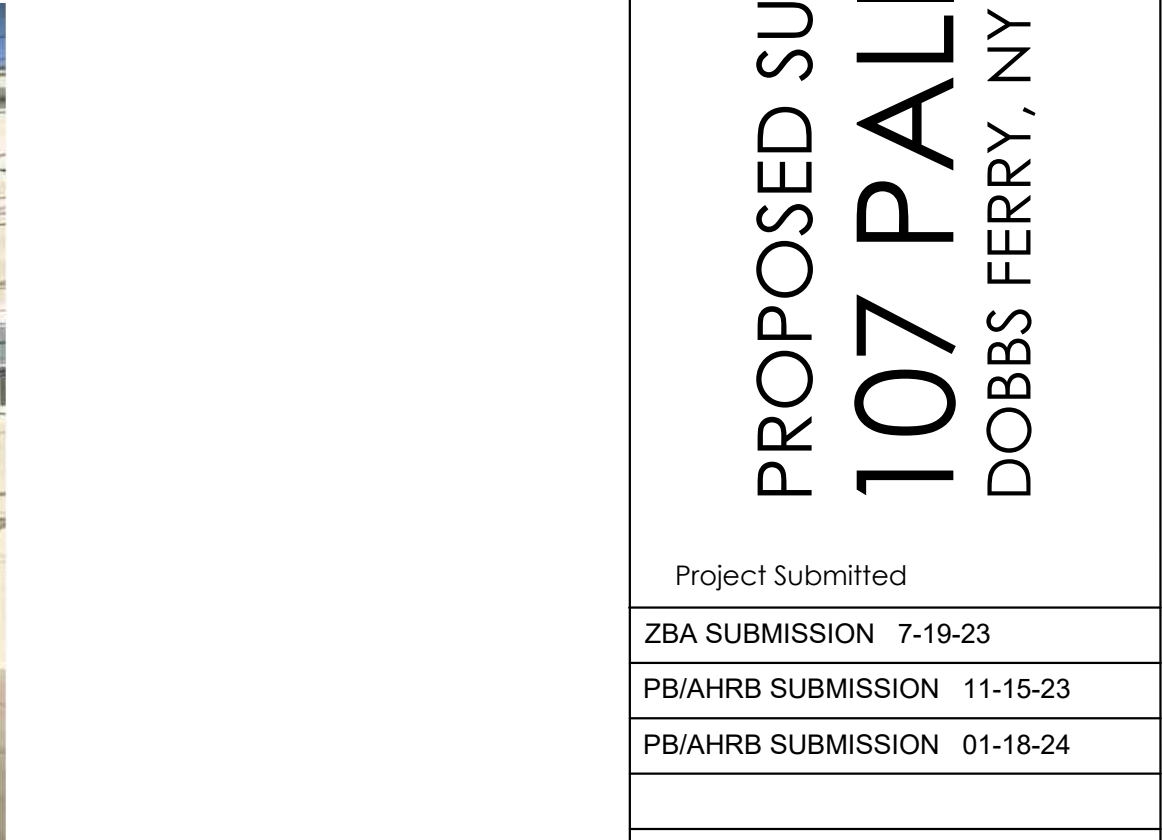
#107B #111 WITHIN 250 FT RADIUS



#111 WITHIN 250 FT RADIUS



#119 WITHIN 250 FT RADIUS



#123 WITHIN 250 FT RADIUS

NEIGHBORING PROPERTIES

ALONG THE WEST 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

ALONG THE EAST SIDE OF PALISADE STREET

CGA
studio
ARCHITECTS

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

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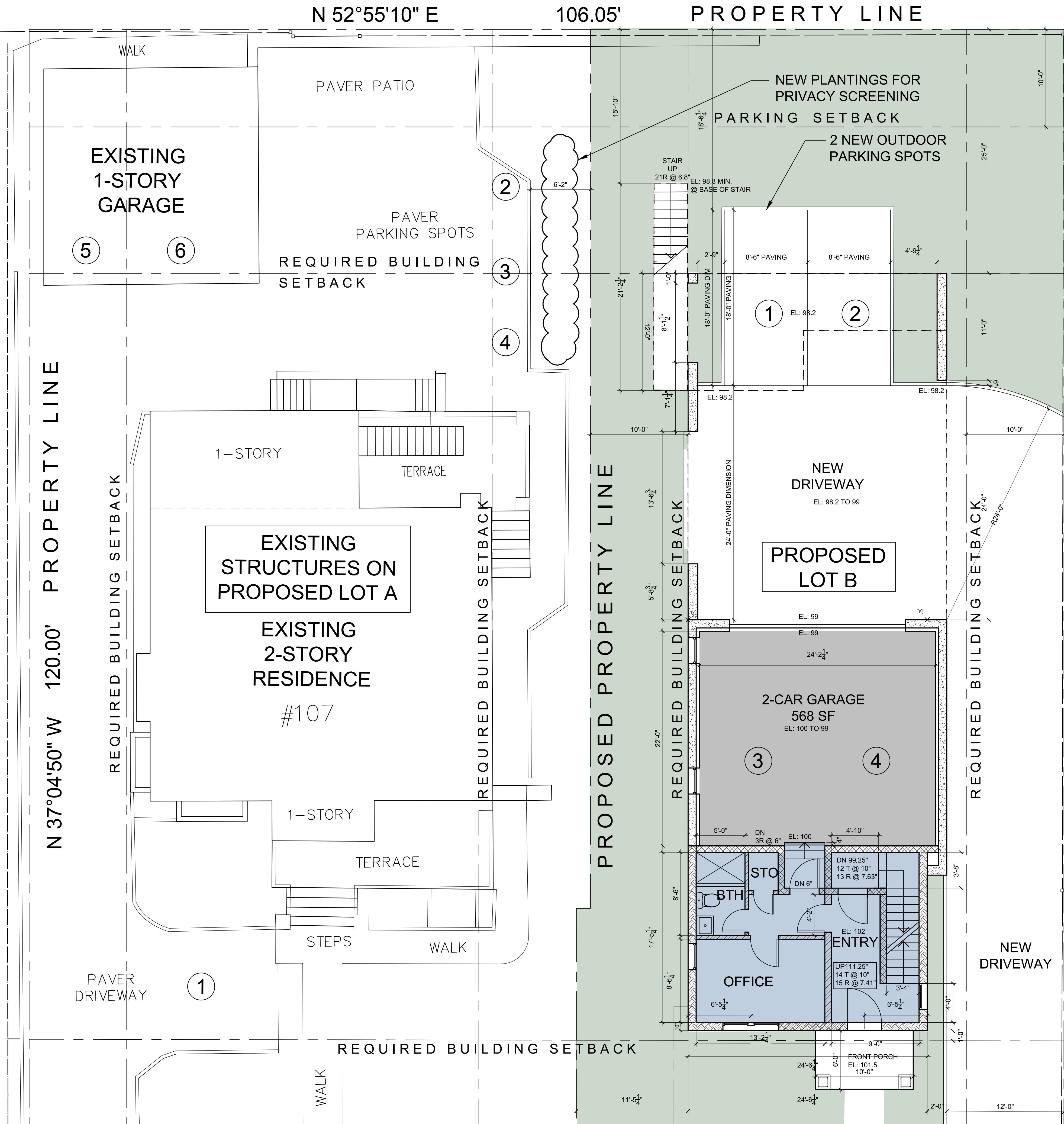
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Scale As Shown
Drawing Title
NEIGHBORHOOD CONTEXT

S-2

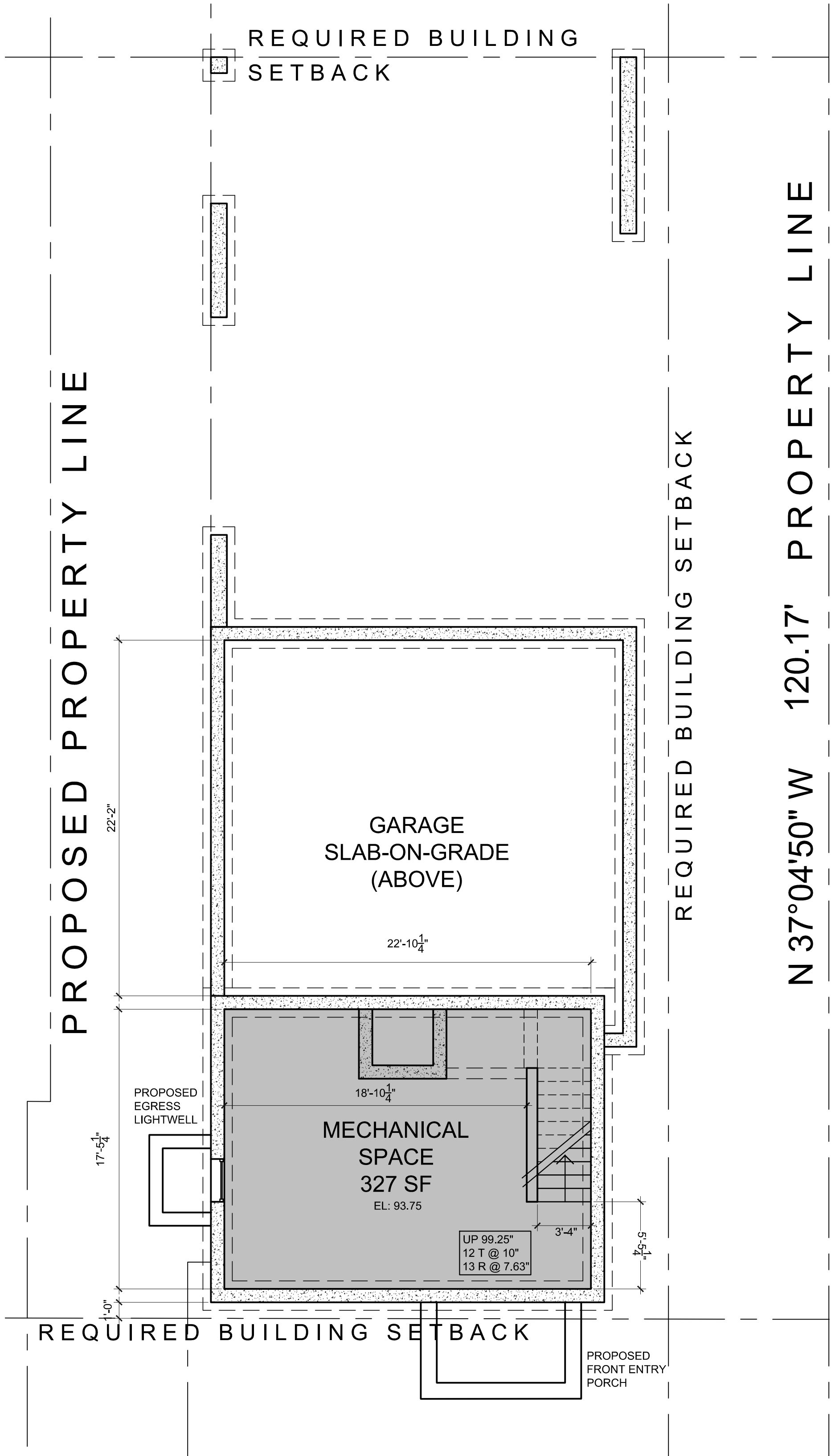
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FIRST FLOOR PLAN
SHOWING EXISTING ON LOT A & PROPOSED ON LOT B
SCALE: 3/16" = 1'-0"

FLOOR AREA SUMMARY		
TOTAL BUILDING	FIRST FLOOR	464 SF
incl thickness of ext. wall	SECOND FLOOR	1,800 SF
	THIRD FLOOR	1,903 SF
	ROOF BULKHEAD	72 SF
	TOTAL	4,239 SF
UNIT 1 (3BR, 3.5 BATH)	1ST FLR OFFICE & BATH	246 SF
incl thickness of ext. wall	2ND FLOOR	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

LEGEND	
	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/CORRIDOR 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, 2x3/32" 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



BASEMENT PLAN
PROPOSED ON LOT B
SCALE: 3/16" = 1'-0"

CGA
studio
ARCHITECTS

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
christinagriffinarchitect.com

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DOBBS FERRY, NY 10522

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Scale As Shown
Drawing Title
FLOOR PLANS

A-1

Sheet Number

[illegible]






PROPOSED ON LOT B
SCALE: 3/16" = 1'-0"

[illegible]

PROPOSED ON LOT B
SCALE: 3/16" = 1'-0"

FLOOR AREA SUMMARY		
TOTAL BUILDING	FIRST FLOOR	464 SF
incl thickness of ext. wall	SECOND FLOOR	1,800 SF
	THIRD FLOOR	1,903 SF
	ROOF BULKHEAD	72 SF
		4,239 SF
UNIT 1 (3BR, 3.5 BATH)	1ST FLR OFFICE & BATH	246 SF
incl thickness of ext. wall	2ND FLOOR	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

LEGEND

	INTERIOR WALL: 5/8" gypsum board e.s. 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/CORRIDOR 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, 2x3/2", 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" x 24" x 3,500 psi reinforced concrete footing; troweled on waterproofing below grade, 3-coat cement stucco with integral color above grade

PROPOSED PROPERTY LINE

BUILDING SETBACK

N 37°04'50" W 120.17' PROPERTY LINE

BUILDING SETBACK

ROOF DECK
392 SF
 LOW SLOPE ROOF
 1/4":1 FT MIN.

STAIR BULKHEAD
72 SF

DN
 167 @ 10"
 17.8 @ 7.5"

PITCHED ROOF
 4.5:12

PITCHED ROOF
 4.5:12

BULKHEAD LIMITED TO 20% OF ROOF AREA

TOTAL ROOF AREA: 1,900 SF
 PITCHED ROOF AREA: 1,425 SF
 (20%) TOTAL ROOF AREA: 380 SF
 BULKHEAD AREA: 72 SF

PITCHED ROOF
 4.5:12

PITCHED ROOF
 4.5:12

PITCHED ROOF
 12:12

PITCHED ROOF
 12:12

PITCHED ROOF
 4.5:12

PITCHED ROOF
 12:12

PITCHED ROOF
 4.5:12

PITCHED ROOF
 12:12

PITCHED ROOF
 12:12

PITCHED ROOF
 4.5:12

STANDING SEAM METAL

1ST FLOOR ENTRY ROOF

Dimensions: 1'-6", 23'-6 1/4", 1'-6", 19'-3 3/8", 18'-1 3/8", 4'-4", 3'-6", 2'-0", 12'-12", 12'-12", 24'-6 1/4", 5'-0", 1'-6".

PROPOSED ON LOT B
SCALE: 3/16" = 1'-0"

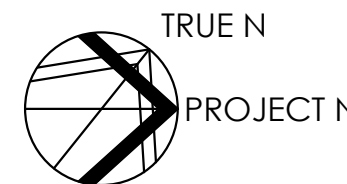
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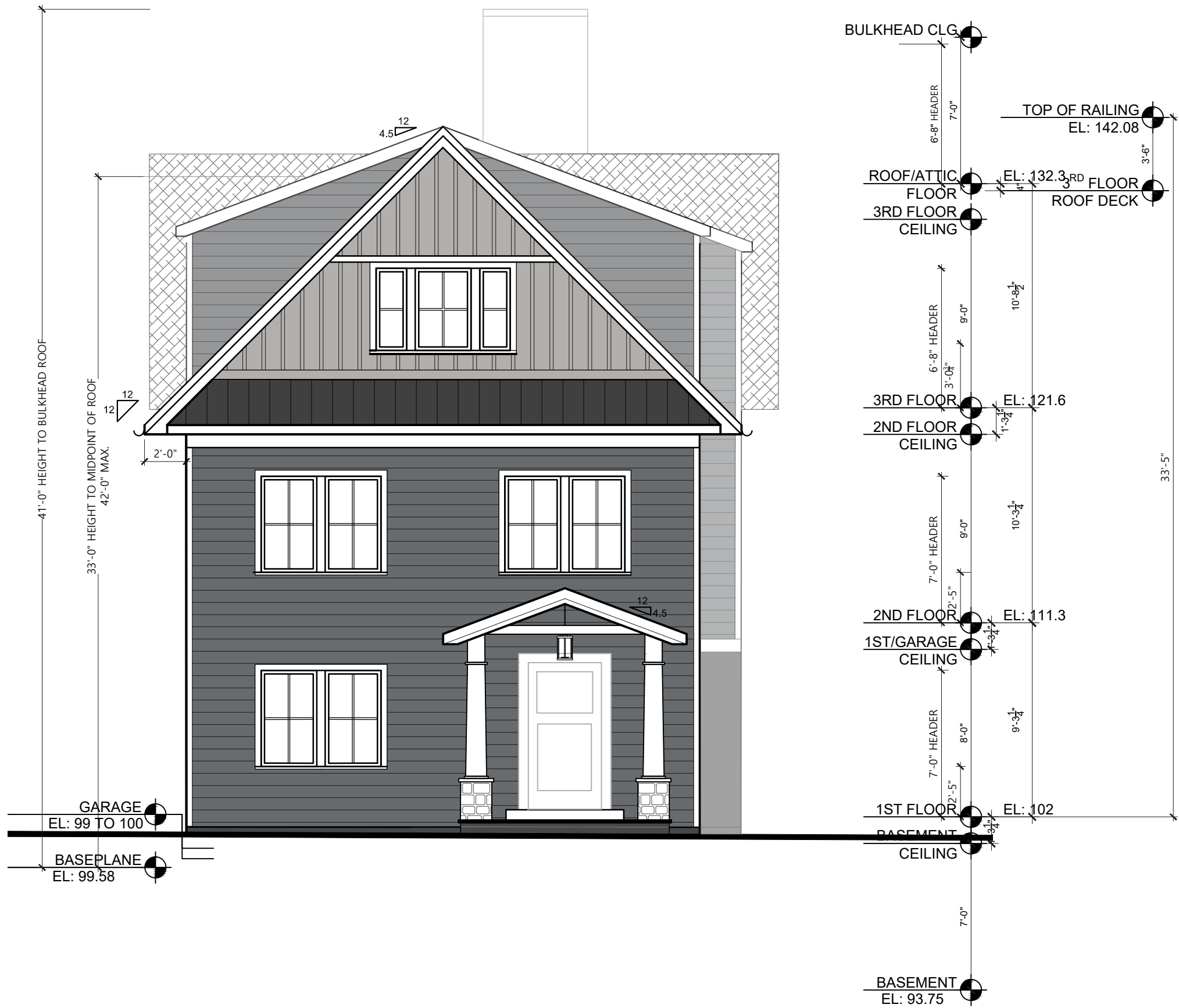
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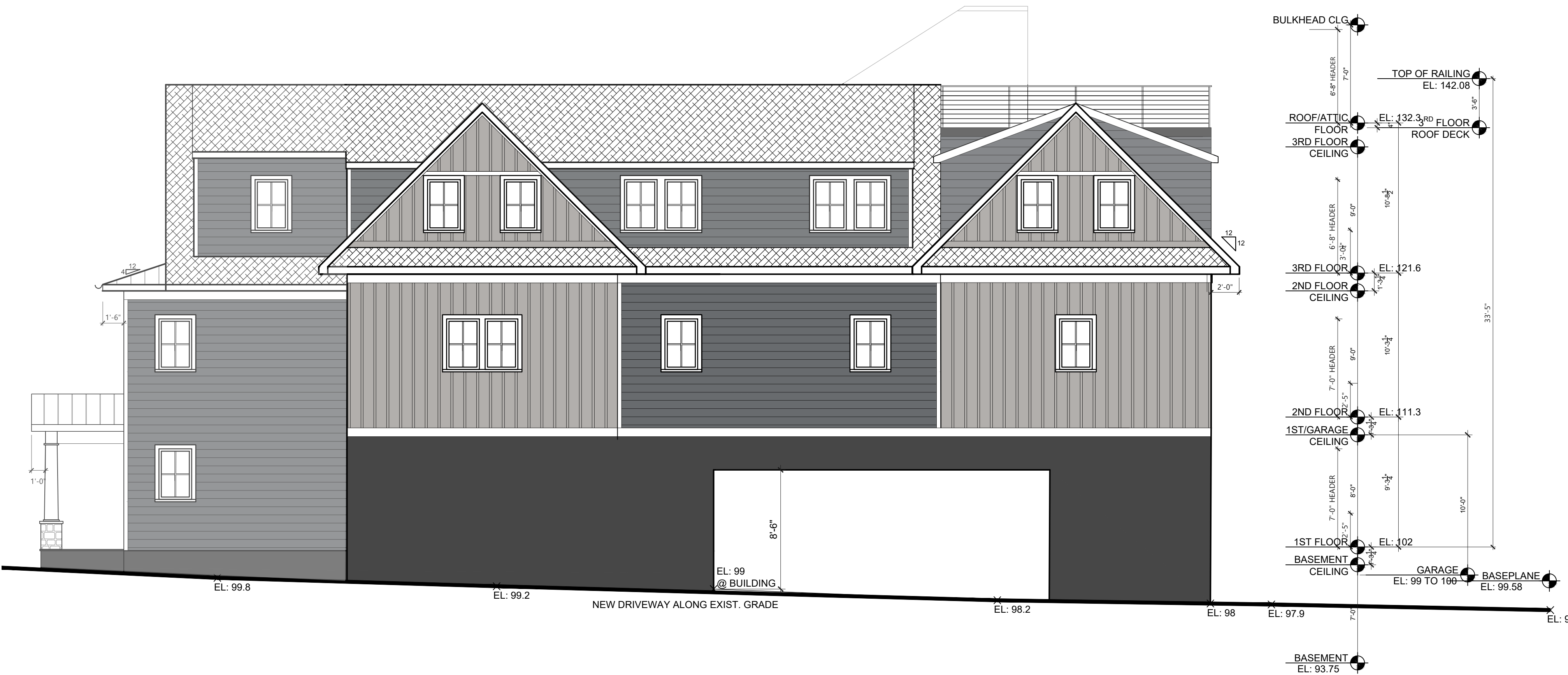
A-2

Sheet Number





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



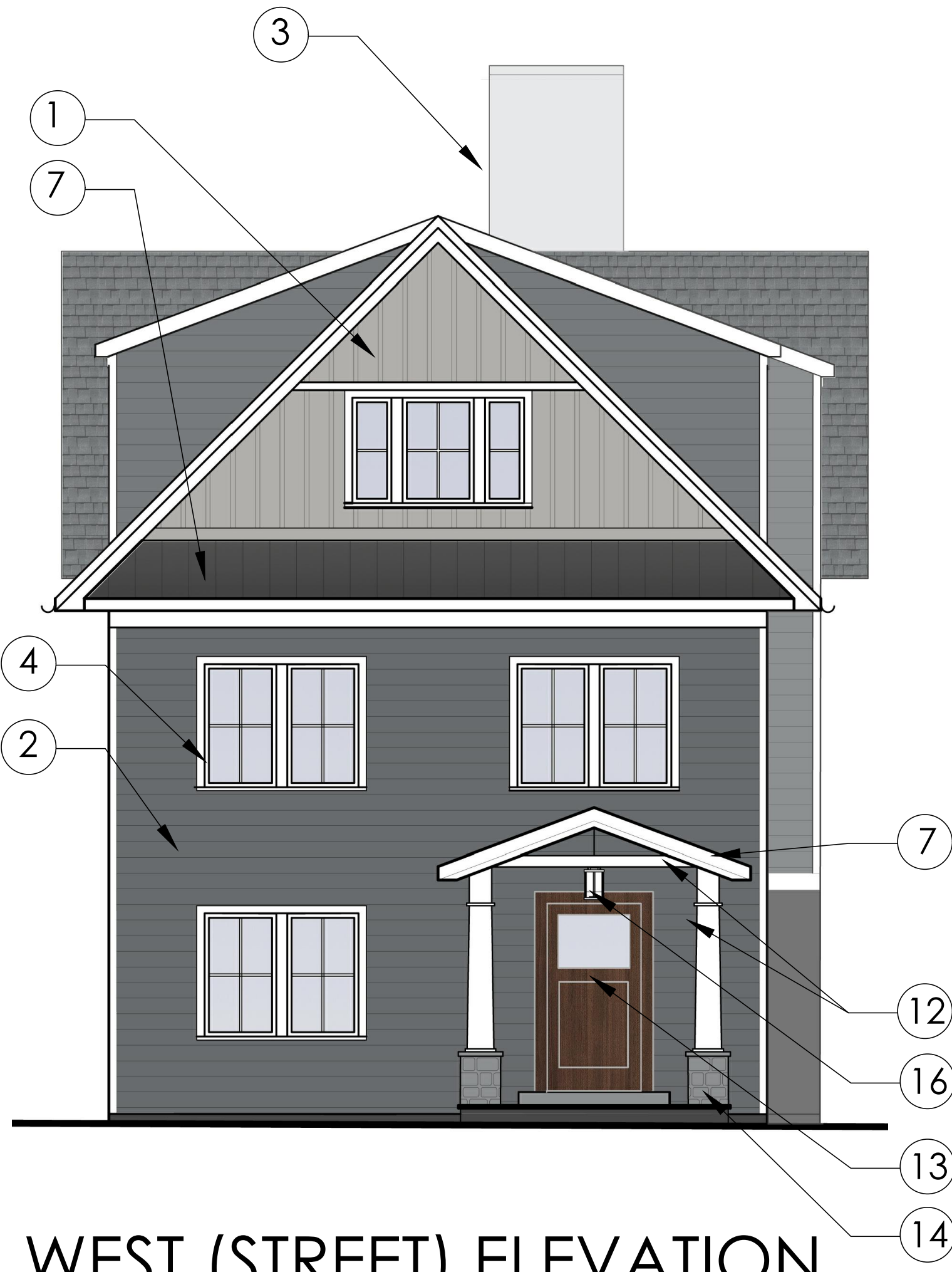
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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



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



WEST (STREET) ELEVATION



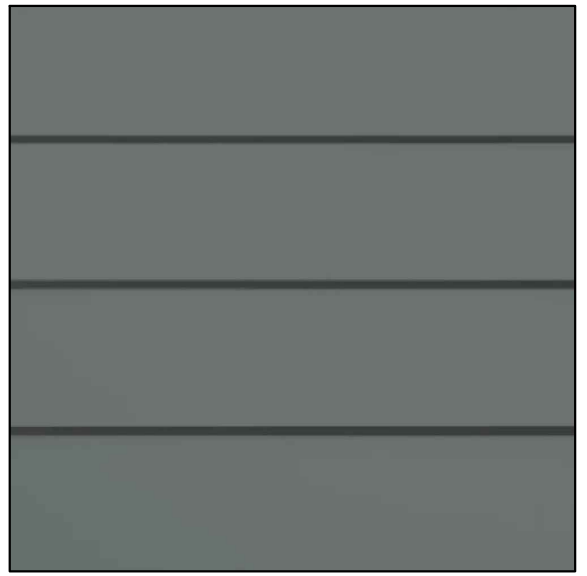
SOUTH ELEVATION

COLOR & MATERIAL SCHEME OF STREET ELEVATION

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



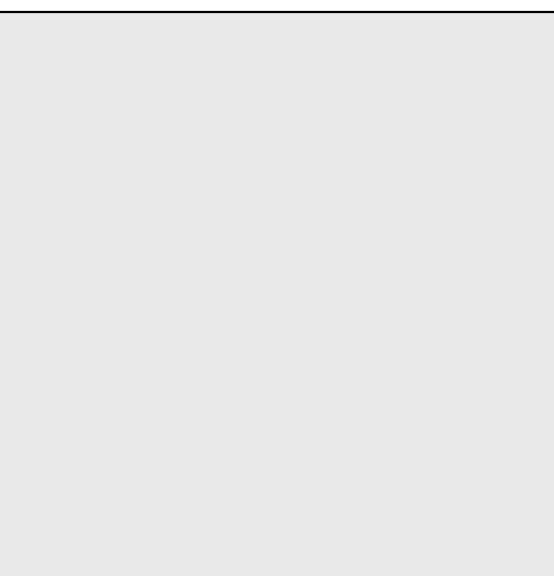
1.HARDIE PANEL VERTICAL CEMENTITIOUS SIDING, 7" EXPOSURE, SIDING, BOARD & BATTEN PAINT FINISH, PEARL GRAY



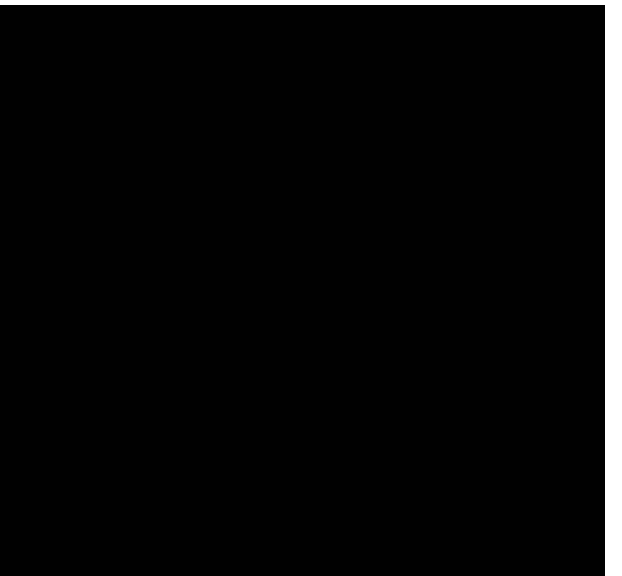
2. HARDIE PLANK LAP SIDING, BOARD & BATTEN SMOOTH FINISH, PAINT FINISH, NIGHT GRAY



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



4. MARVIN ELEVATE WINDOWS ARCTIC WHITE



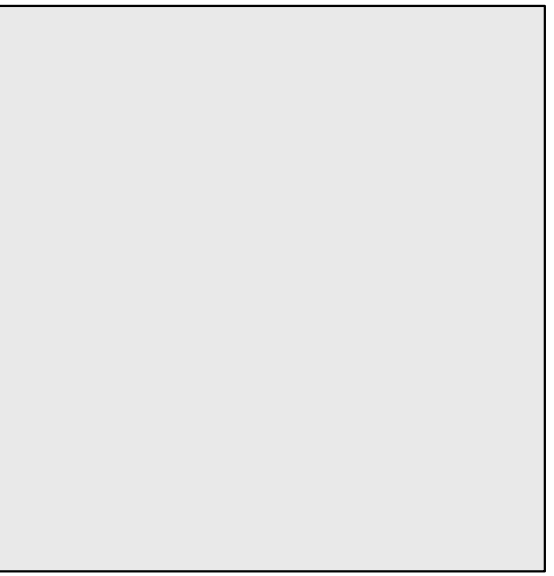
5. METAL RAILING WITH POWDERCOAT PAINT FINISH, COLOR-MATCHED TO BEN. MOORE LAMPBLACK, # CW-695



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



7. STANDING SEAM METAL ROOFING WITH FACTORY PAINTED BLACK FINISH



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



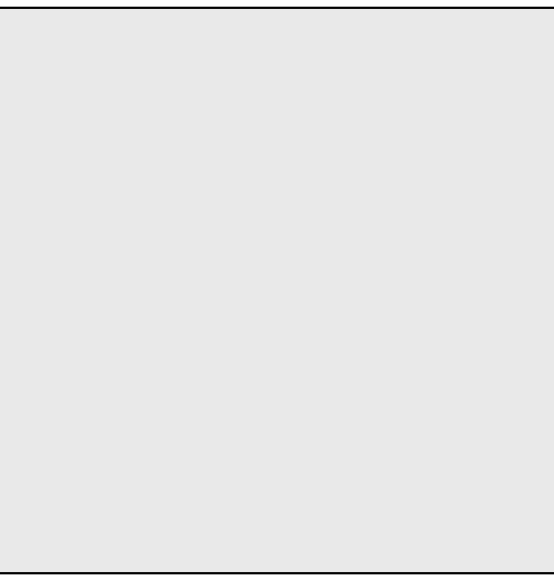
9. 3-COAT CEMENT STUCCO AT BUILDING BASE, FINE FINISH, COLOR MATCH TO MOORE CHELSEA GRAY # CW-695



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



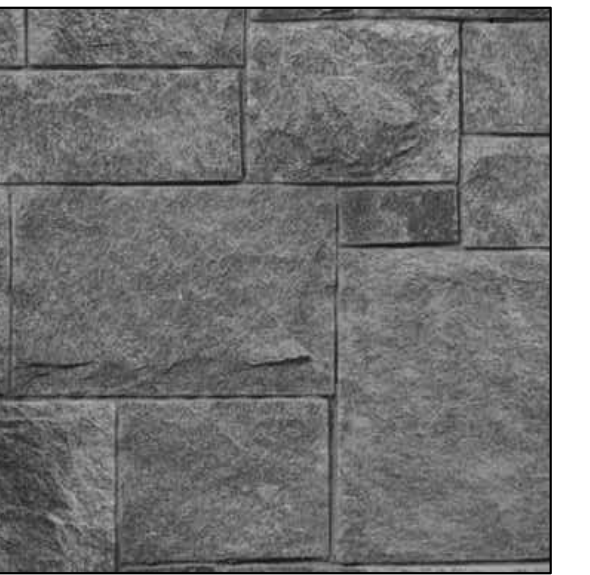
11. BLUESTONE AT ENTRY WALKWAY



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



13. THERMATRU INSULATED ENTRY DOOR, WOOD FINISH



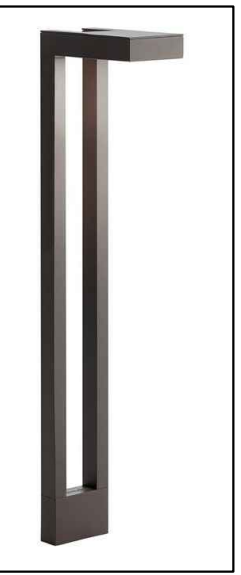
14. THINSTONE BASE AT FRONT ENTRY COLUMNS



15. EXTERIOR WALL MTD. PARKER LT. FIXTURE



16. EXTERIOR PENDANT PARKER LT. FIXTURE



17. PATH LT. FIXTURE



18. SHIELDED TREE ACCENT LIGHTING FIXTURE

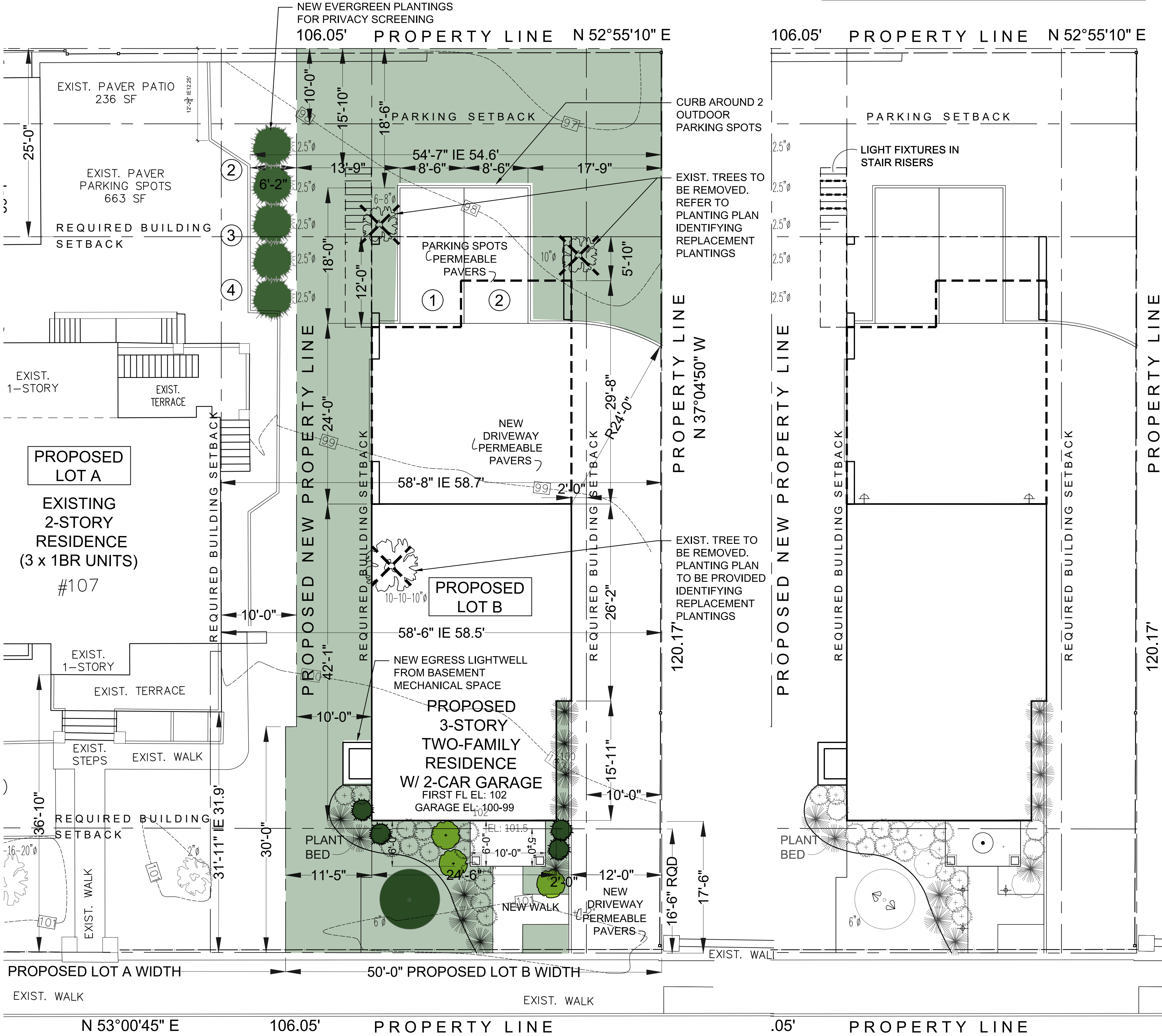
EXT. LIGHTING: ALL LIGHTING TO COMPLY WITH SECTION 300-41

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



TREE REMOVAL LIST: TREE REMOVAL APPLICATION TO BE FILED WITH THE BUILDING DEPT
(1)x 6-8" DBH TREE
(2)x 10" DBH TREE

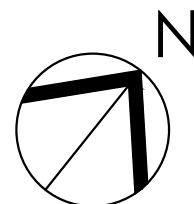
TREE VALUATION INFORMATION:
TOTAL DBH/NUMBER TREES TO BE REMOVED: 28" TOTAL DBH (3 TREES)
TOTAL NUMBER OF REQUIRED TREE REPLANTINGS PER CODE SECTION 300-51I
(50% MINIMUM) = 14" TOTAL DBH
TOTAL PROPOSED TREES 2.5" DBH OR GREATER: (5)x 2.5" DBH TREE + (1)x 6" DBH TREE =
18.5" TOTAL DBH = 66% > 50% MINIMUM COMPLIANT



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
 - 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

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 GAI NT 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

GROUND COVER, 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:
- 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 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.
 - ALL PLANTS AND SHRUB BEDS SHALL RECEIVE 2" MINIMUM OF SHREDDED CEDAR MULCH.
 - ALL TREES AND SHRUBS SHALL HAVE 12" TOPSOIL AROUND SIDES OF ROOTS. ADD SOIL FOR DEPTH AS NECESSARY.
 - IF PLANT COUNTS DIFFER BETWEEN THE PLANT LIST AND THE PLANS THOSE SHOWN GRAPHICALLY ON THE PLANS SHALL BE ASSUMED CORRECT.
 - ALL PLANTS TO BE TYPICAL OF THE SPECIES, HEALTHY, AND FREE OF DISEASE AT THE TIME OF PLANTING AND WARRANTED FOR ONE YEAR THEREAFTER.
 - ALL INVASIVE, NON NATIVE PLANTS TO BE REMOVED FROM THE SITE.
 - 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

- EVERGREEN HEDGE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- NATIVE GRASSES
- NATIVE PERENNIAL
- TREE
- NATIVE GROUND COVER

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 GROUND COVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED DURING THE FIRST GROWING SEASON.
- 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.

CGA
studio
ARCHITECTS

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

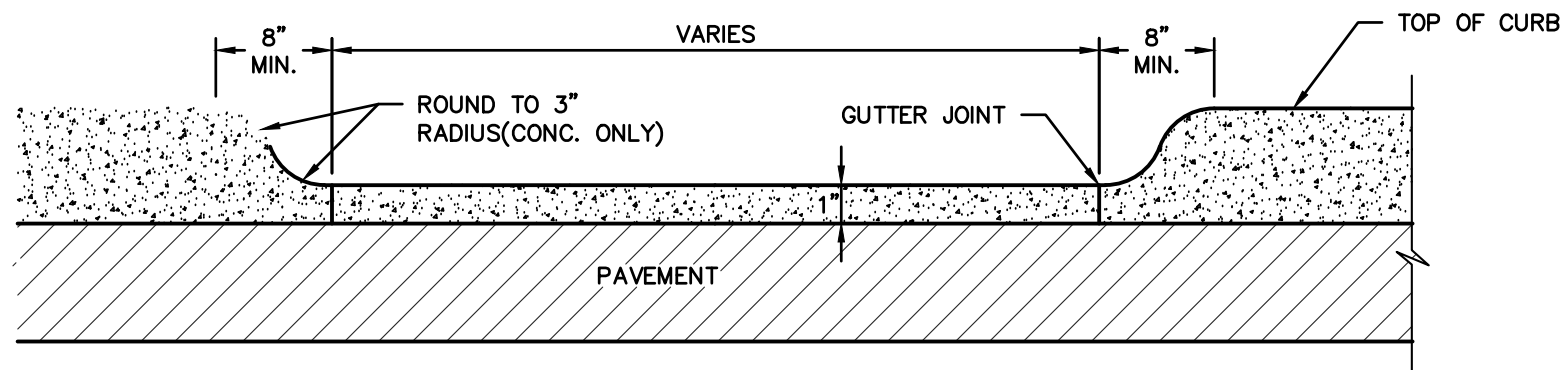


Scale As Shown
Drawing Title
LANDSCAPE & LIGHTING PLAN

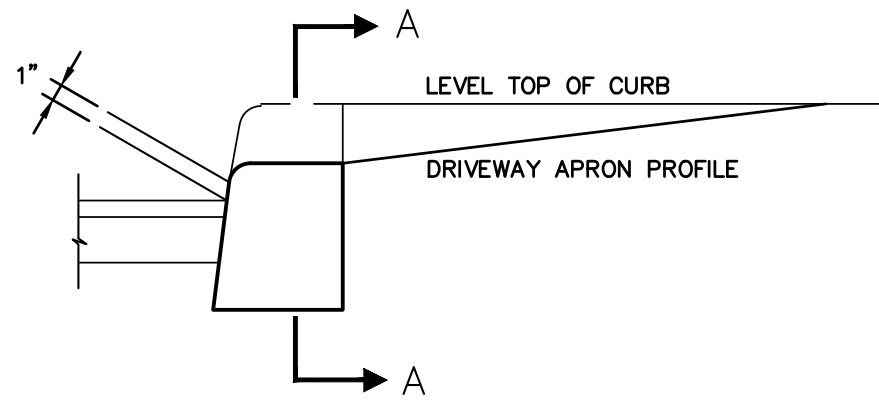
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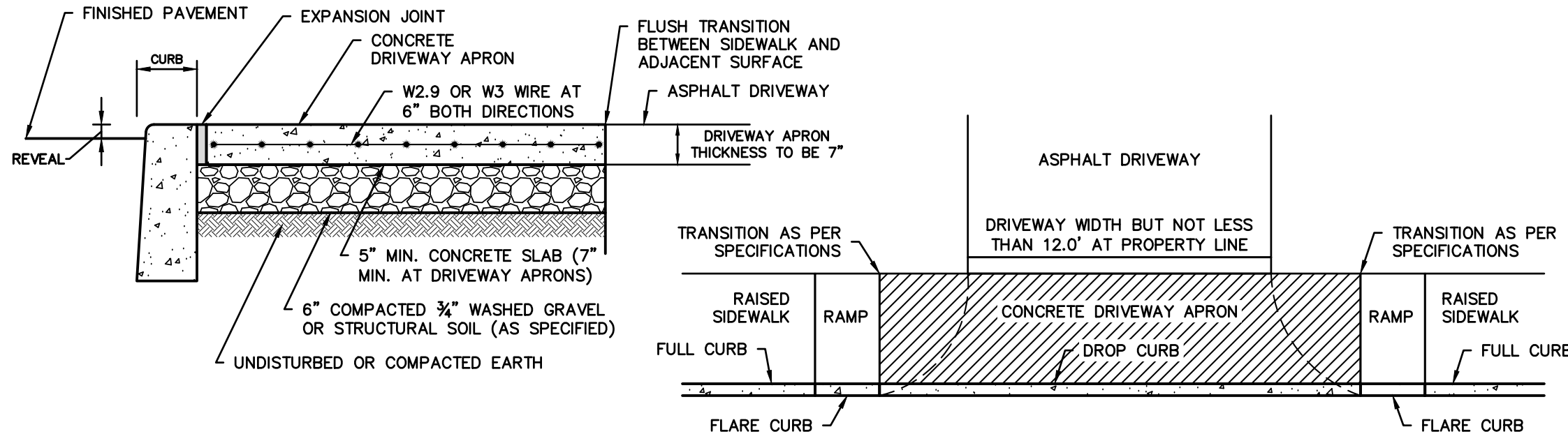




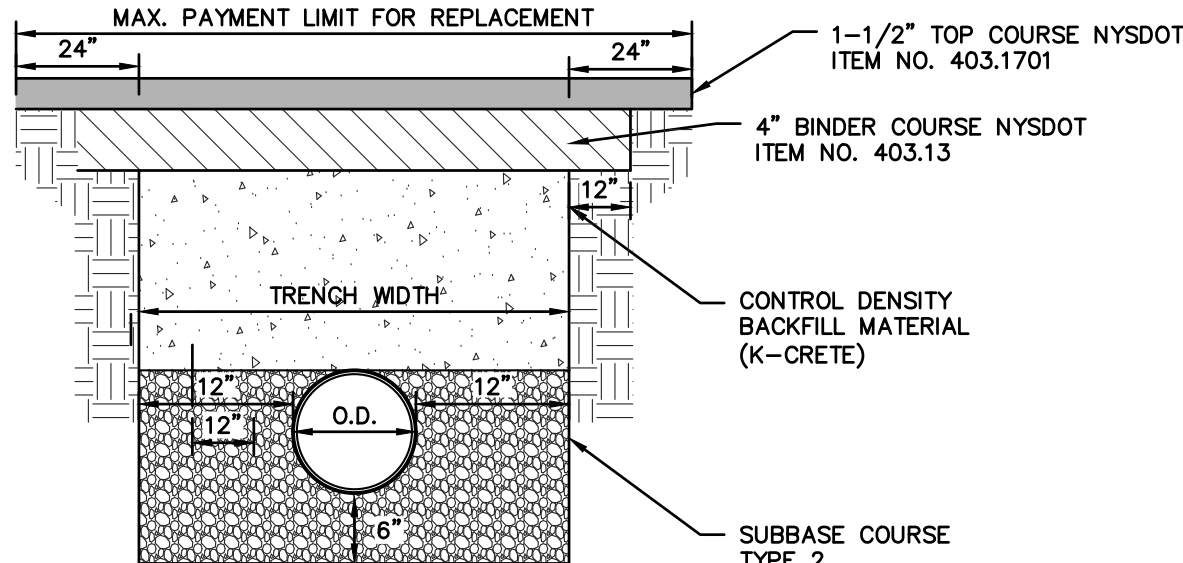
SECTION A-A



CURB CUT DETAIL



CONCRETE DRIVEWAY APRON/DROP SIDEWALK



PAVEMENT RESTORATION (RIGHT-OF-WAY)

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 SUBDIVISION & RESIDENCE 107 PALISADE STREET VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY – NEW YORK		
DETAILS HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2023		
REVISIONS No. Description Date	THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE	Date: 11/13/23 Sheet: 3 Scale: N.T.S. Designed By: U.A. Checked By: M.S. Sheet No. C-3