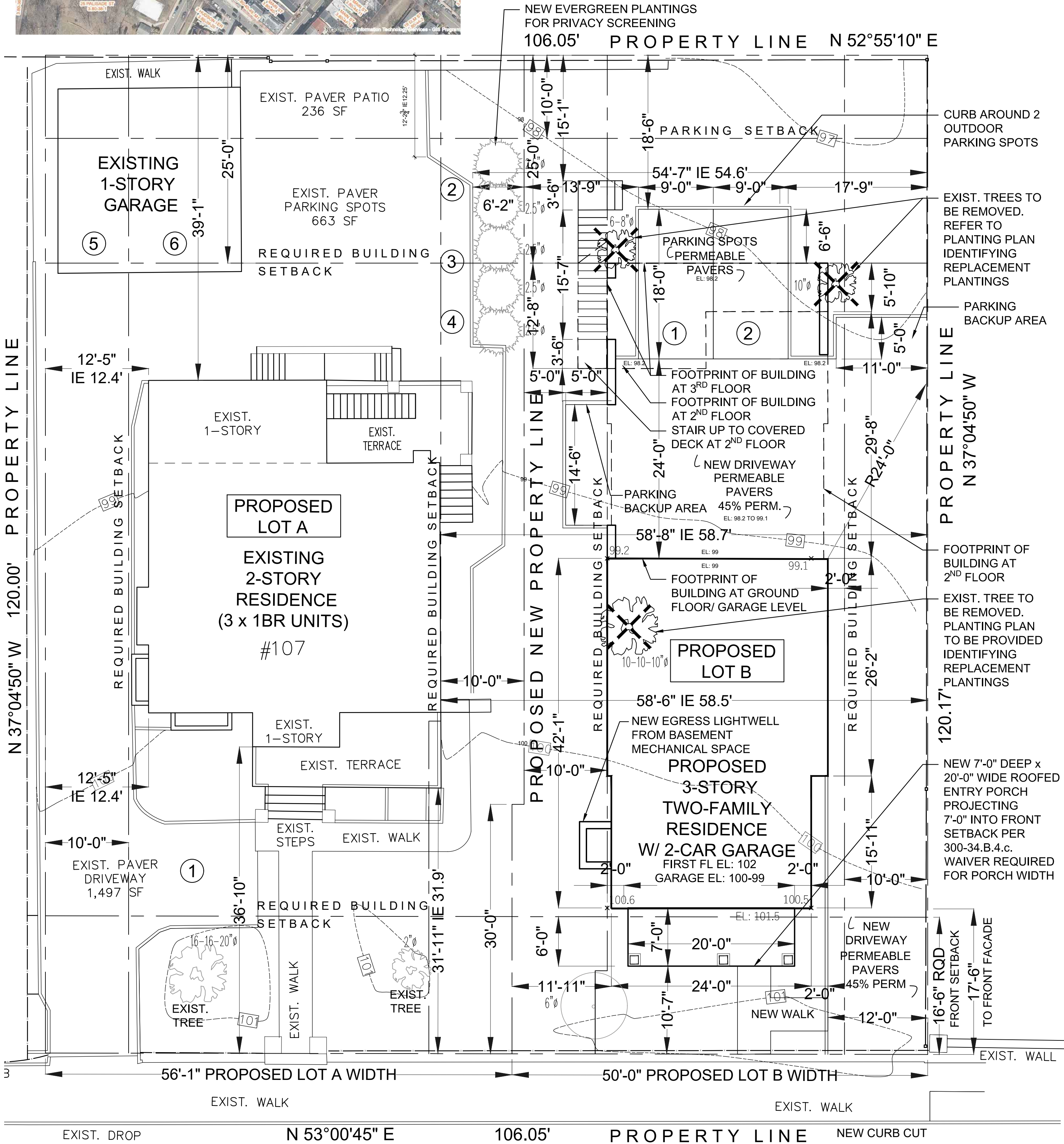


LOCATION MAP

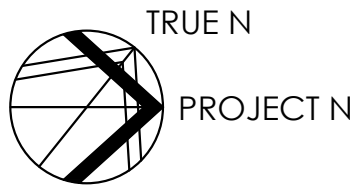


SITE PLAN BASED ON SURVEY BY SUMMIT LAND SURVEYING P.C.  
SURVEY DATE: 11/26/2022 ; REVISED 6/27/2023



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	6,864 SF	5,871 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 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 <b>6.1 FT* NORTH SIDE</b> <b>*VARIANCE RECEIVED 9/13/23</b>	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% 2,082 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	<b>77%*</b> <b>5,255 SF</b> <b>*VARIANCE</b>	59.7% 3,505 SF
IMPERVIOUS COVERAGE DEDUCTING 45% FOR PERMEABLE PAVERS	60%			50.2% 2,945 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 ROOF PITCH]	42 FT	EXIST.	EXIST.	33 FT; 41 FT TO BULKHEAD 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

	REQUIRED	EXISTING	PROPOSED LOT A (SOUTH)	PROPOSED LOT B (NORTH)
LOT AREA	5,000 SF	12,735 SF	6,864 SF	5,871 SF
BUILDING & LOT A PORCHES	N/A	1,322 SF	1,322 SF	2,017 SF
LOT B FRONT PORCH (20 FT ** X 7 FT = 144 SF; 75 SF OF WHICH NOT COUNTED PER 300-34B4)				65 SF
ACCESSORY BUILDING	N/A	485 SF	485 SF	- 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% 2,082 SF
TERRACES		323 SF	323 SF	- SF
WALKS & STEPS		632 SF	632 SF	157 SF
DRIVEWAY & PAVER PATIO		2,396 SF	2,396 SF	1,244 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	<b>77%*</b> <b>5,255 SF</b> <b>*VARIANCE RECEIVED</b>	59.7% 3,505 SF
DEDUCT 45% OF DRIVEWAY & OUTDOOR PARKING AREA PAVED W/ PERM PAVERS				(560) SF
IMPERVIOUS COVERAGE DEDUCTING 45% FOR PERMEABLE PAVERS	60%			50.2% 2,945 SF

\*\* PLANNING BOARD WAIVER REQUESTED FOR WIDTH OF FRONT PORCH EXCEEDING ½ WIDTH OF FACADE AS LIMITED BY 300-34.B.4.c.2

\* 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@cgastudio.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
PB/AHRB PRESENTATION 02-01-24
PB/AHRB SUBMISSION 02-09-24
PB/AHRB REV. SUBMISSION 02-22-24
PB/AHRB SUBMISSION 03-20-24

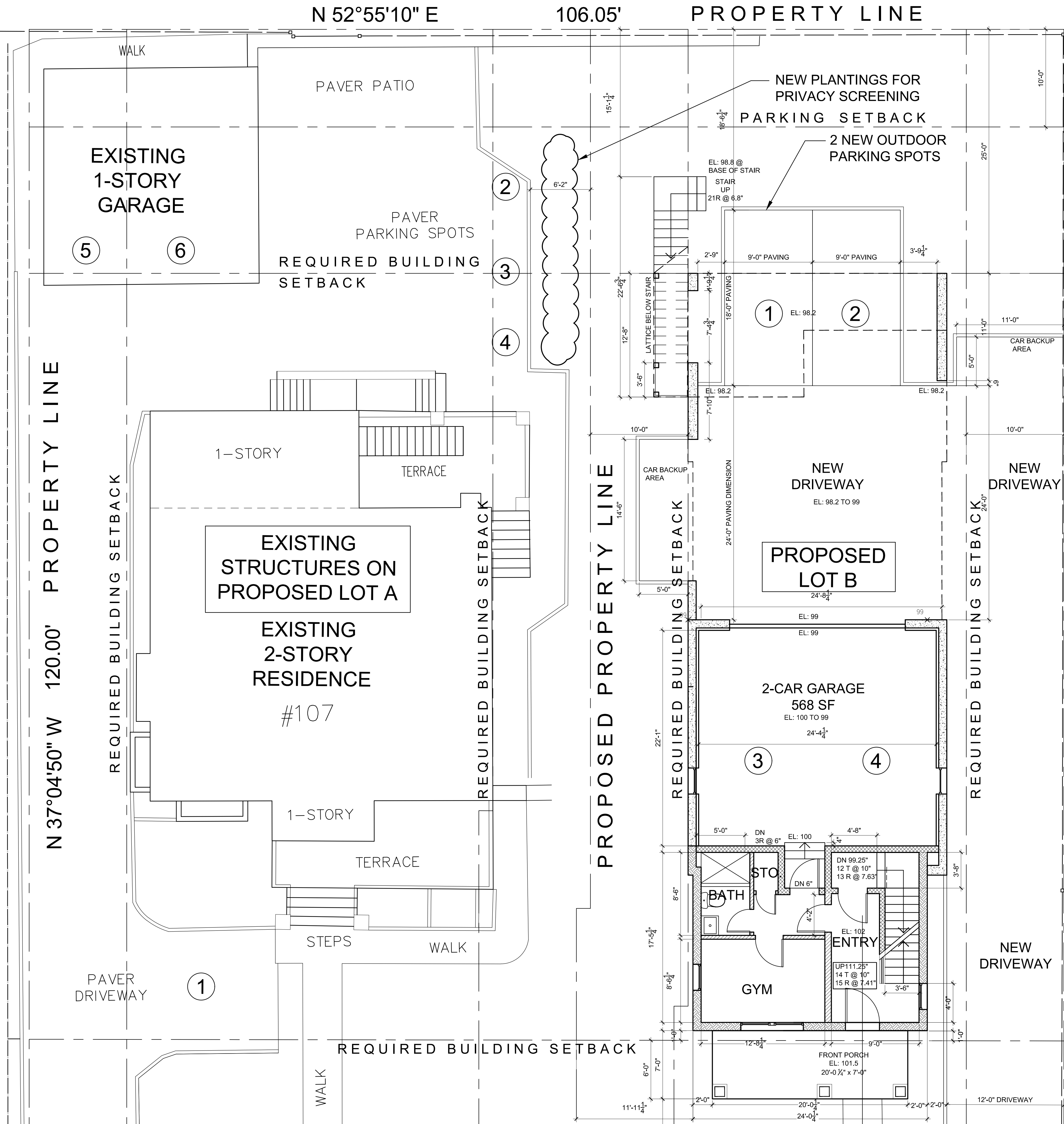


Scale As Shown  
Drawing Title  
SITE PLAN  
ZONING DATA

S-1

Sheet Number



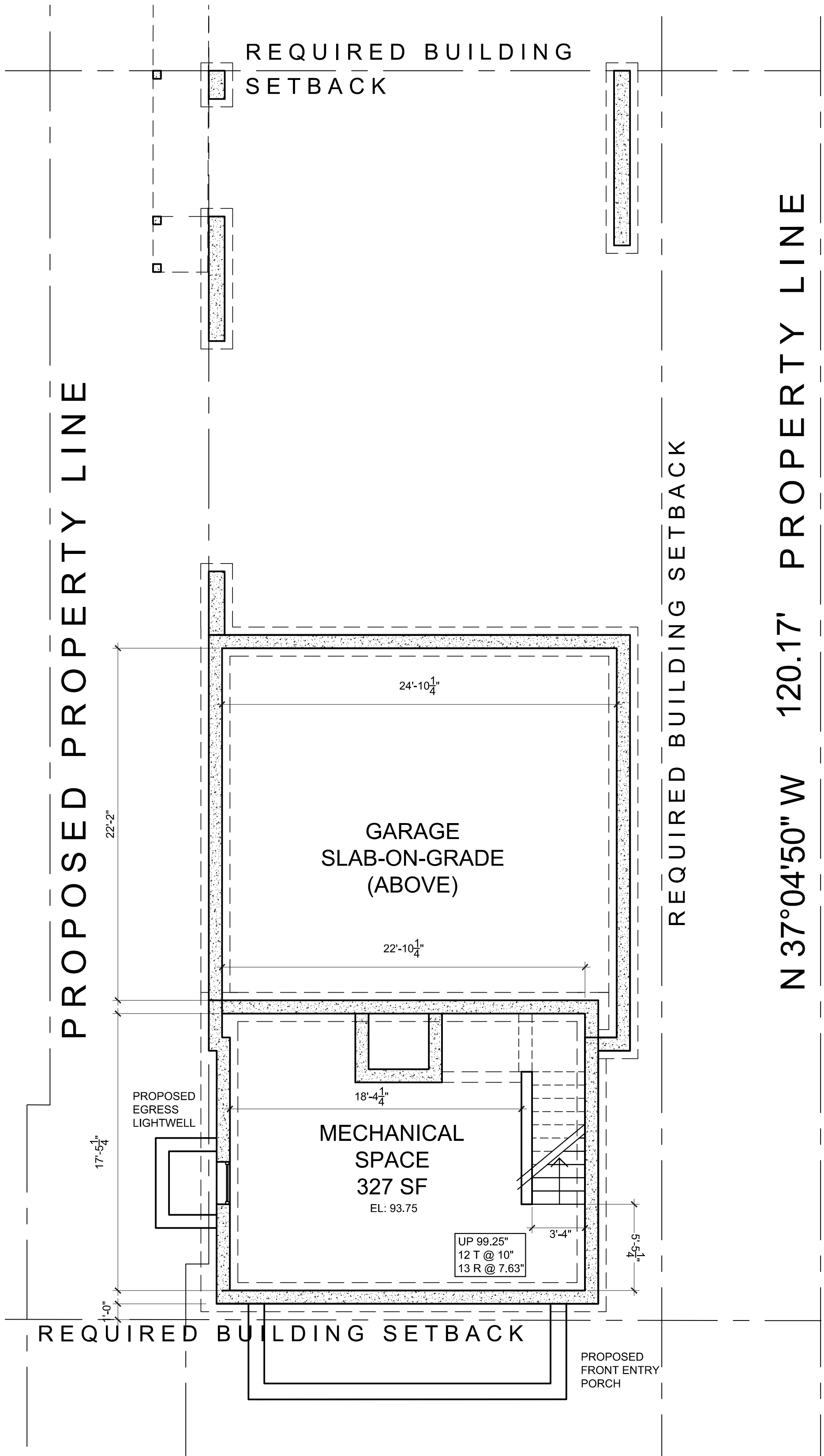


## FIRST FLOOR PLAN

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

FLOOR AREA SUMMARY		
TOTAL BUILDING incl thickness of ext. wall	FIRST FLOOR	456 SF
	SECOND FLOOR	1,761 SF
	THIRD FLOOR	1,910 SF
	ROOF BULKHEAD	72 SF
		4,199 SF
UNIT 1 (3BR, 3.5 BATH) incl thickness of ext. wall	2ND FLOOR	997 SF
	3RD FLOOR	1,217 SF
	ROOF BULKHEAD	72 SF
	TOTAL	2,286 SF
	2ND FLOOR PORCH	231 SF
	ROOF DECK	885 SF
UNIT 2 (2BR, 2.5 BATH) incl thickness of ext. wall	2ND FLOOR	620 SF
	3RD FLOOR	676 SF
	TOTAL	1,296 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. 10706  
914.478.0799  
cg@cgastudio.com  
christinagriffinarchitect.com

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

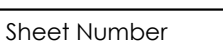
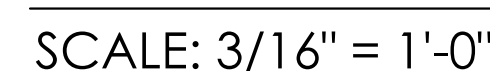
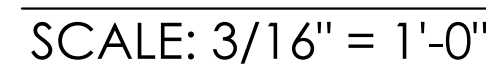
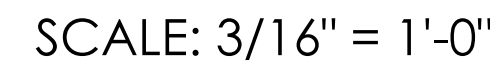
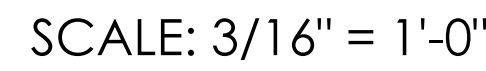
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BUILDING PERMIT SUB	6-30-23
ZBA SUBMISSION	7-19-23
PB/AHRB SUBMISSION	11-15-23
PB/AHRB SUBMISSION	01-18-24
PB/AHRB PRESENTATION	02-01-24
PB/AHRB SUBMISSION	02-09-24
PB/AHRB SUBMISSION	03-20-24



Scale As Shown  
Drawing Title  
FLOOR PLANS

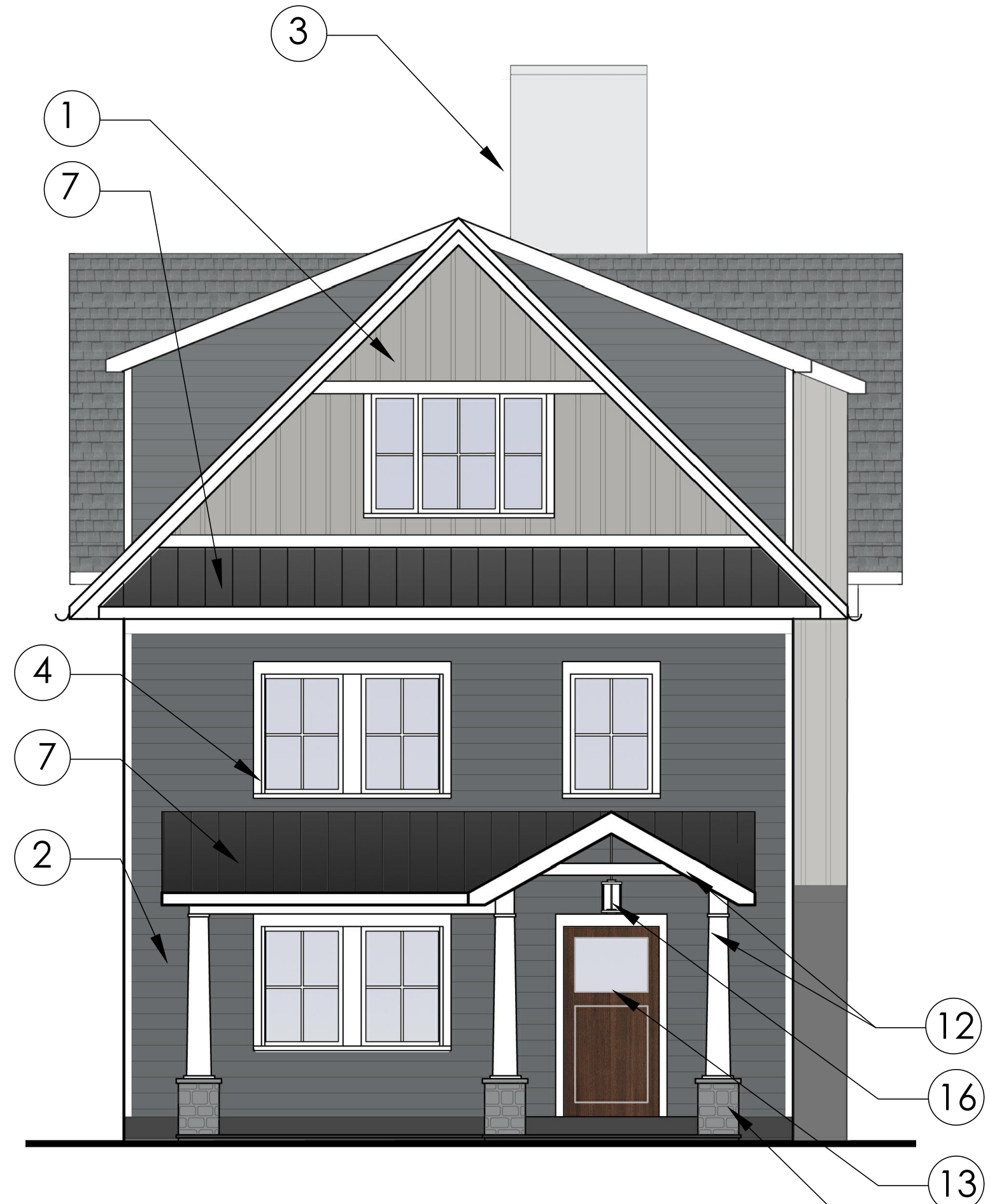
**A-1**

Sheet Number





COLOR & MATERIAL SCHEME



EAST (STREET) ELEVATION



SOUTH ELEVATION



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



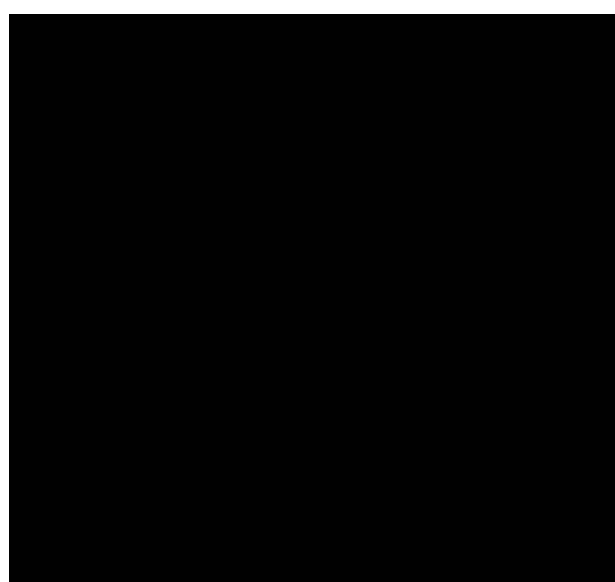
2. HARDIE PLANK LAP SIDING, 7" EXPOSURE, SMOOTH FINISH, PAINT FINISH, NIGHT GRAY



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



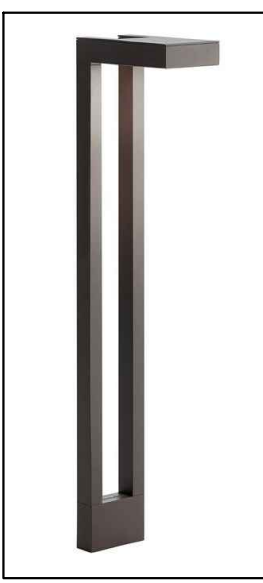
14. THINSTONE BASE AT FRONT ENTRY COLUMNS



15. EXTERIOR WALL MTD. PARKER LT. FIXTURE



16. EXTERIOR PENDANT PARKER LT. FIXTURE



17. PATH LT. FIXTURE



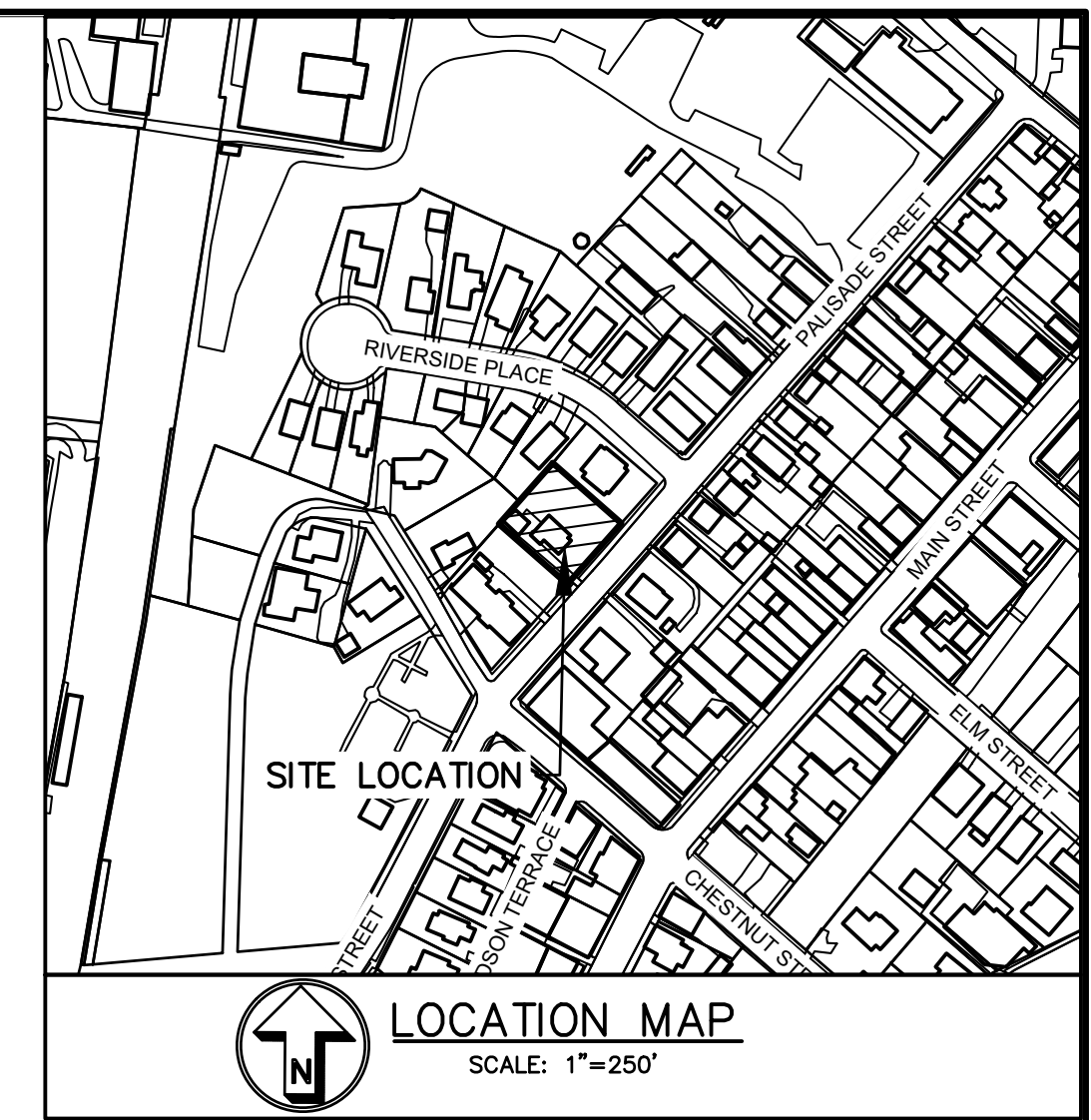
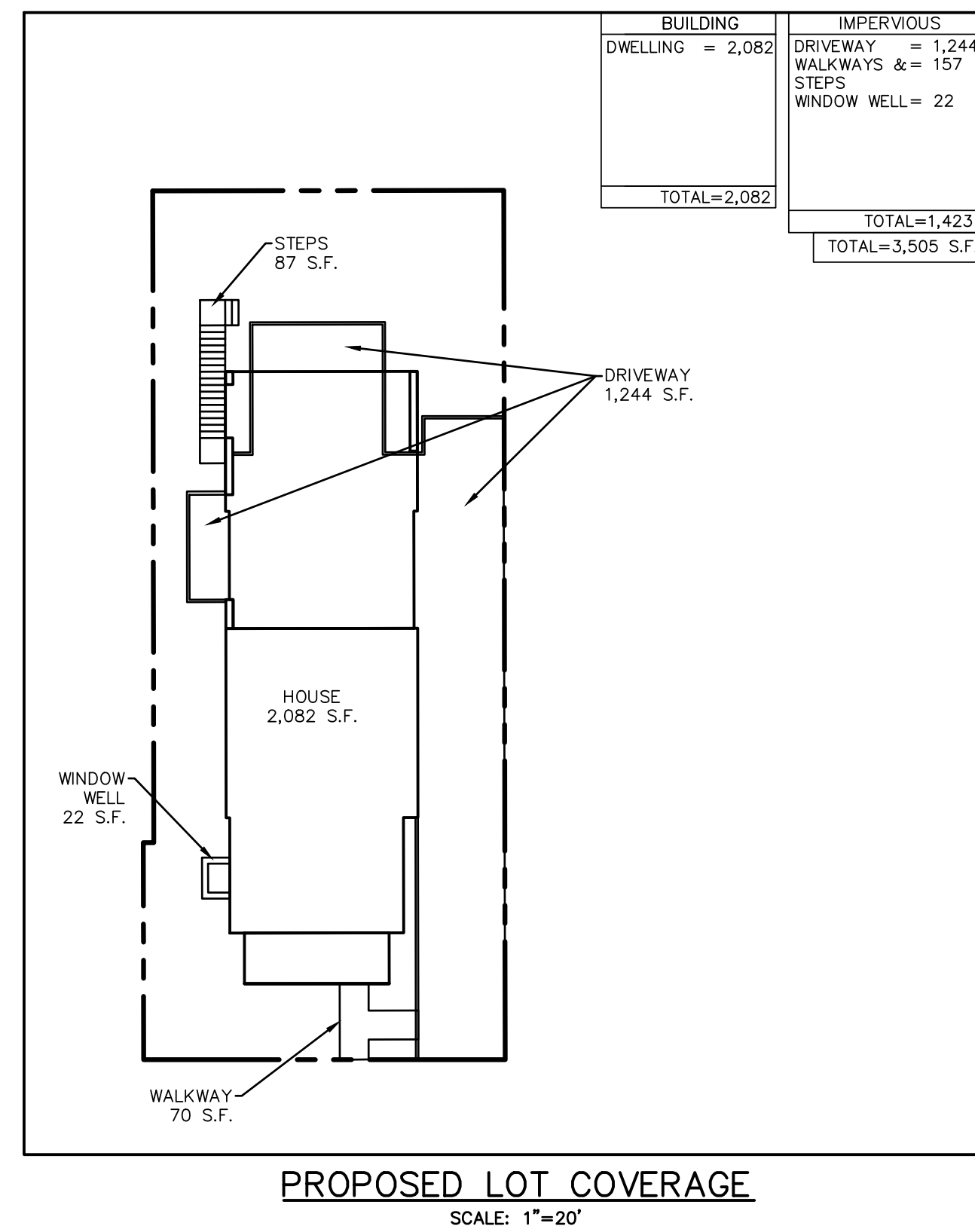
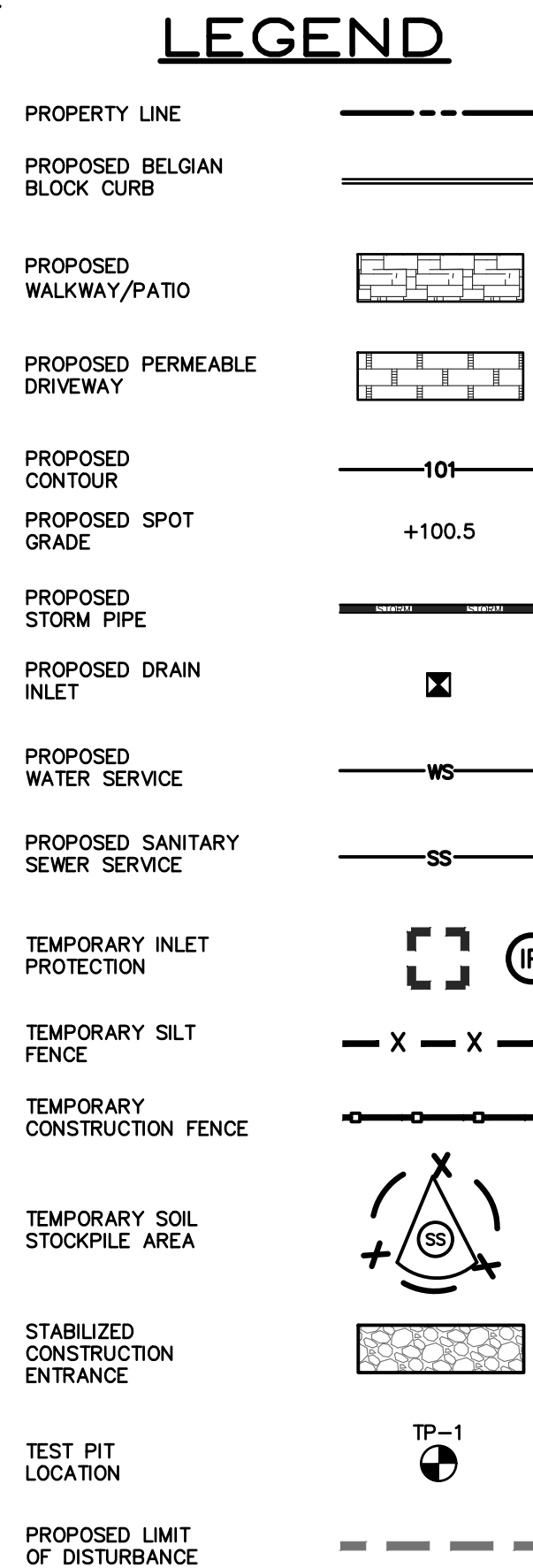
18. SHIELDED TREE ACCENT LIGHTING FIXTURE

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

Project Submitted
PB/AHRB SUBMISSION 11-15-23
PB/AHRB SUBMISSION 01-18-24
PB/AHRB PRESENTATION 02-01-24
PB/AHRB SUBMISSION 02-09-24
PB/AHRB PRESENTATION 03-07-24
PB/AHRB SUBMISSION 03-20-24





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

2. ALL UTILITIES 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 A.C.I., ASCE, ZONING, AND THE NEW YORK STATE BUILDING CODE.

4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL IMMEDIATELY NOTIFY THE OWNER 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 BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PARTIES INVOLVED IN THE PROJECT.

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 WORK UNDER THE CONTRACT.

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 CONSTRUCTION PERIOD.

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 LIABLE FOR ANY VIOLATIONS OF ANY STATE, COUNTY OR 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. FLOODING IN THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.

11. ALL WRITTEN DIRECTIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.

12. ADJACENT PUBLIC OR 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.

13. THE OWNER SHALL BE MADE TO CONSENT TO ANY CONSTRUCTION OF THE BUILDING OR CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF THE ADJOINING BUILDING. THE BUILDING SHALL BE PROTECTED FROM DAMAGE TO THEM AND 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.

14. THE 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. AS THE PROJECT DIRECTOR AND INSURED AND THE CONTRACTOR 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 EXCLUDED FROM THE POLICY. THE CONTRACTOR SHALL MAINTAIN 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.

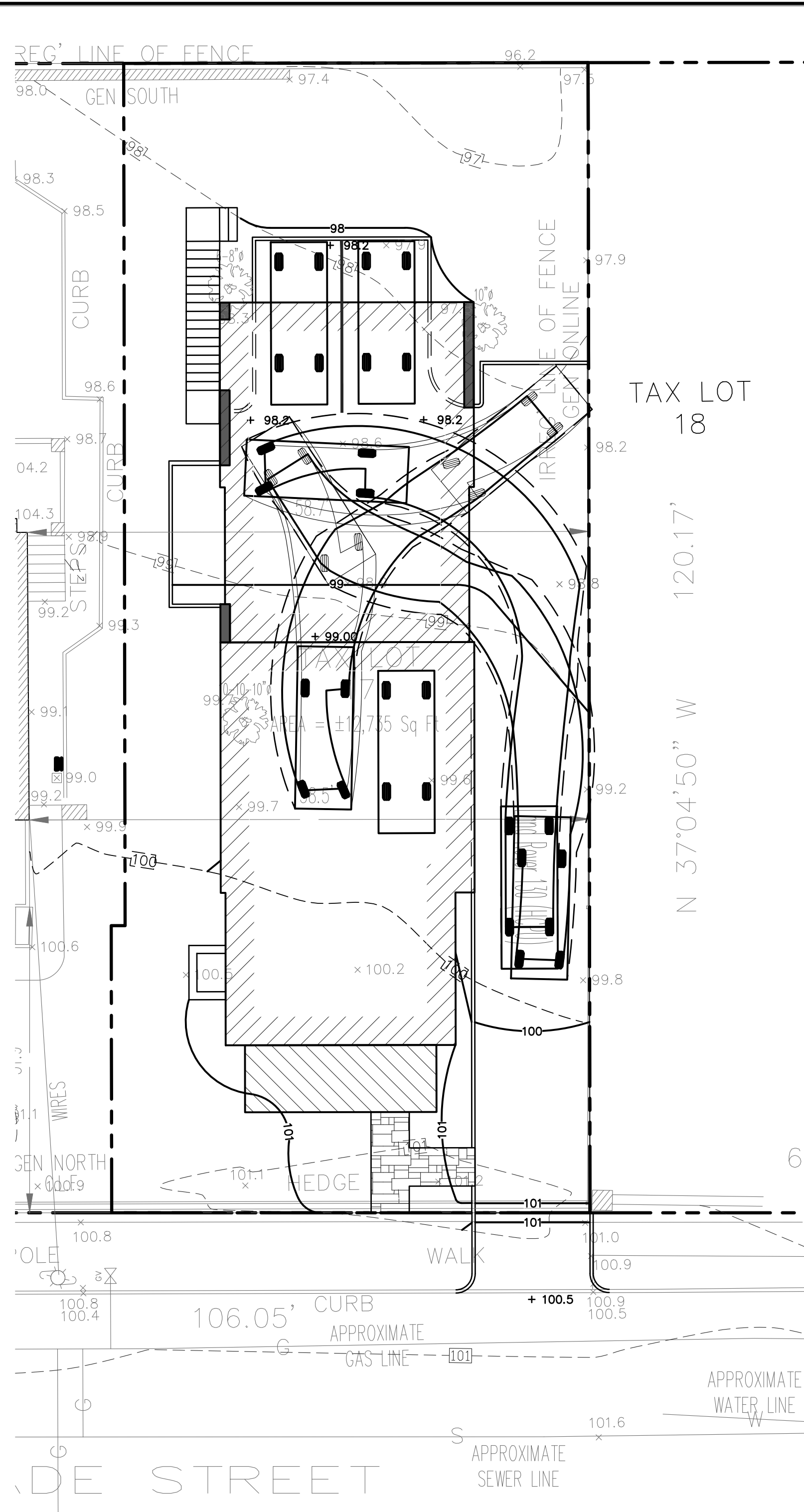
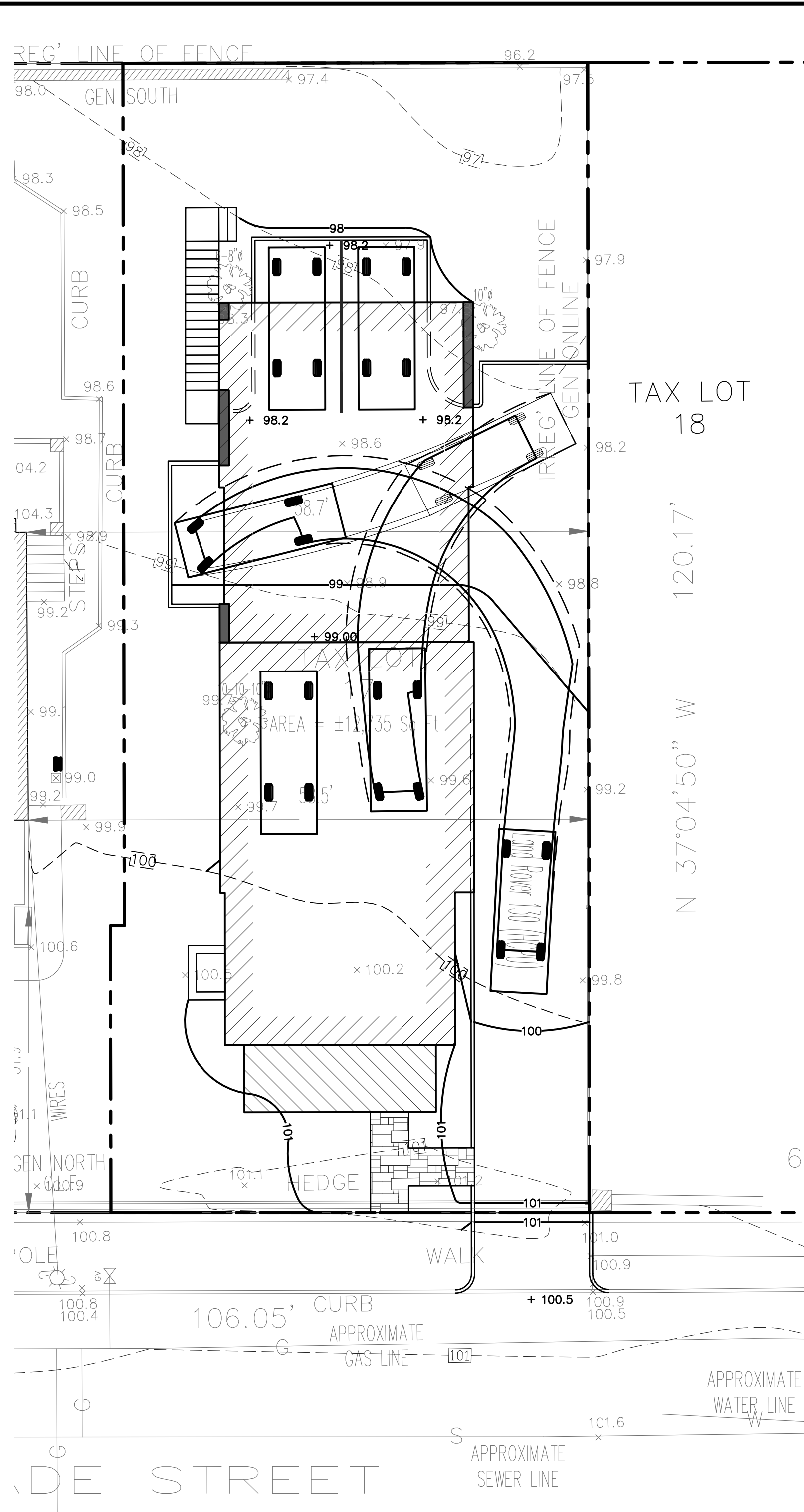
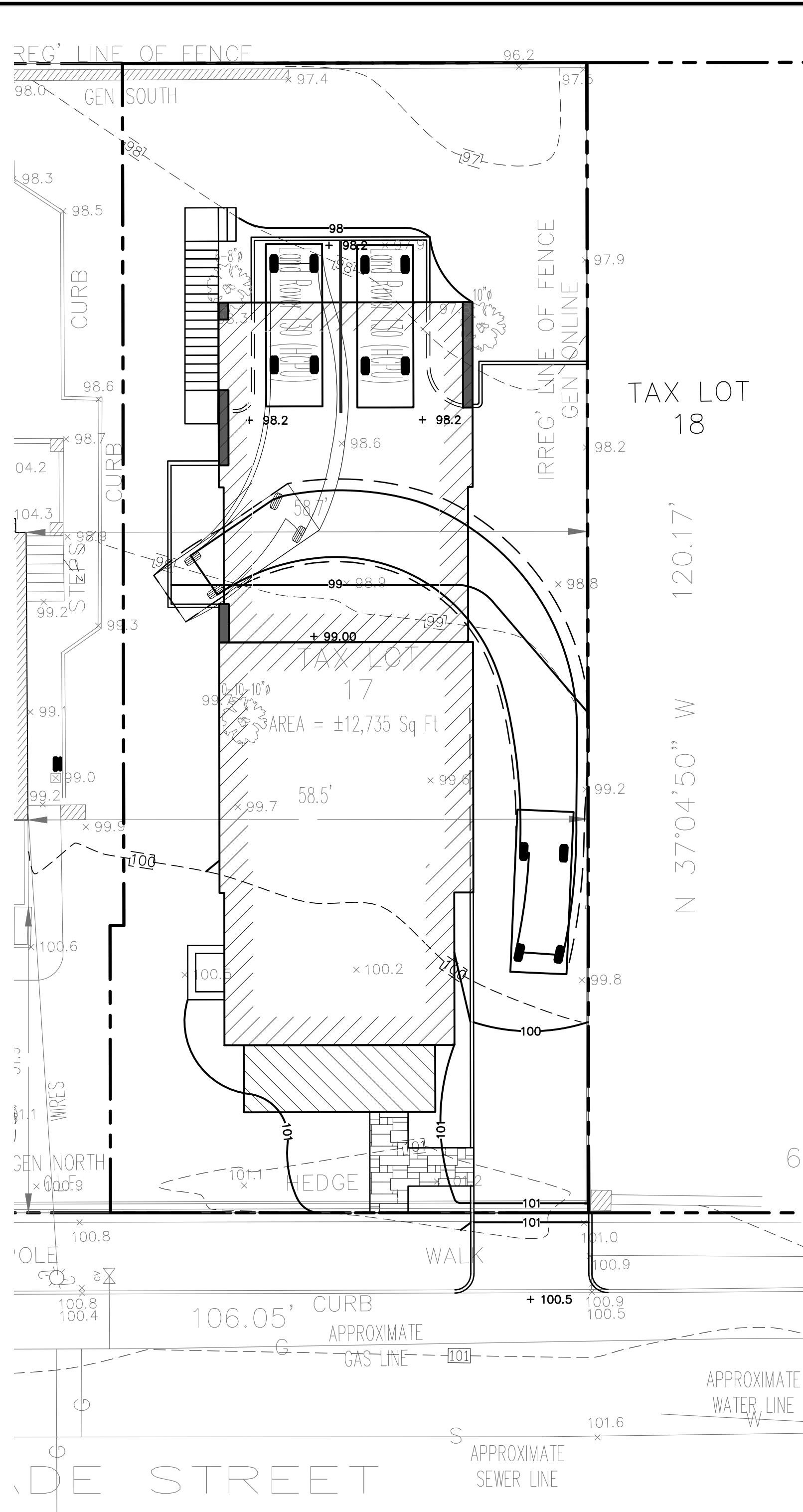
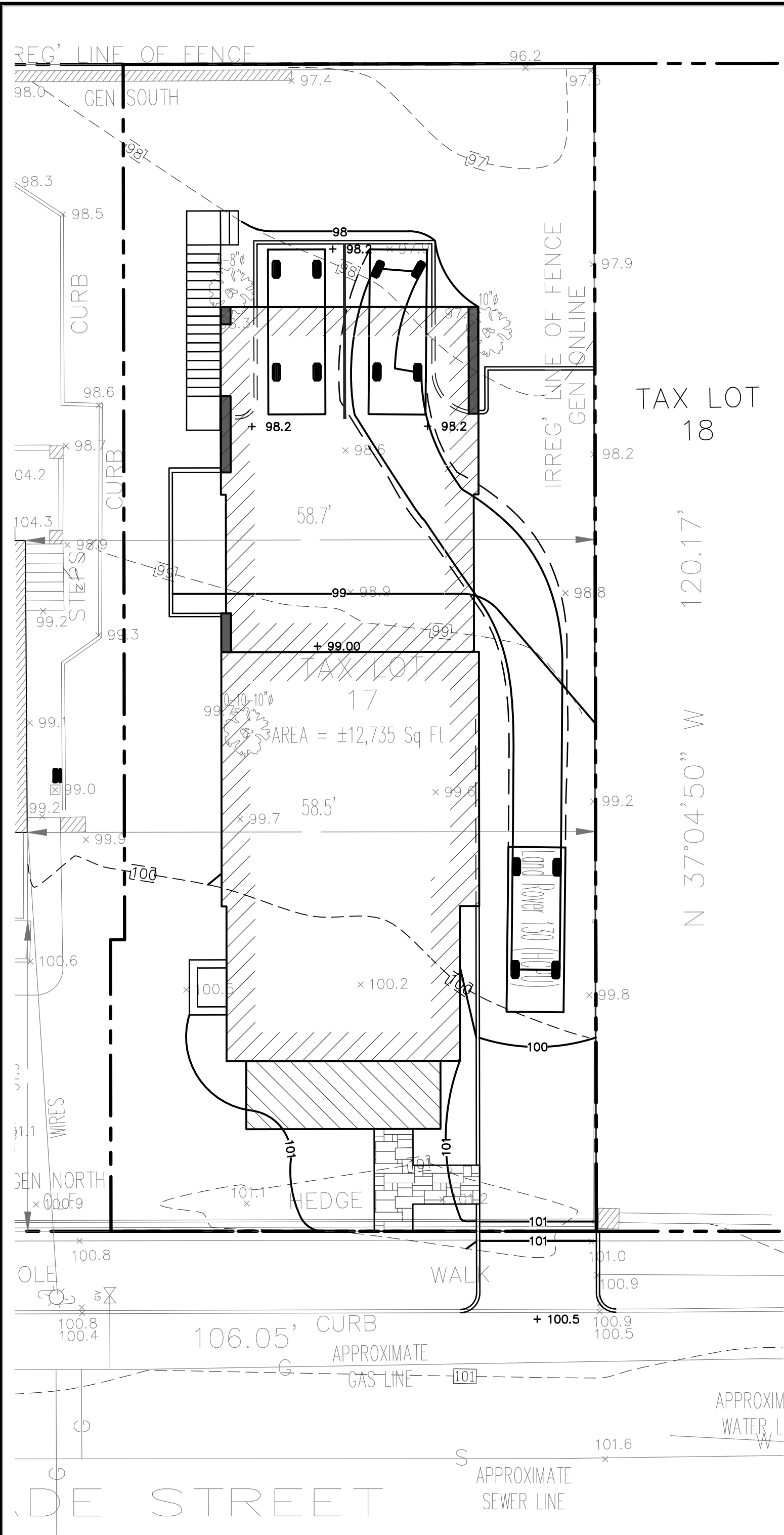
15. INDUSTRIAL CODE RULE 253. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF CONSTRUCTION AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

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.

C-1





**LEGEND**

PROPERTY LINE ———

PROPOSED BELGIAN BLOCK CURB ———

PROPOSED WALKWAY/PATIO [Pattern]

PROPOSED PERMEABLE DRIVEWAY [Pattern]

PROPOSED CONTOUR —101—

PROPOSED SPOT GRADE +100.5

PROPOSED DRAIN INLET [Symbol]

Land Rover 130 (HCPU)

Overall Length 16.962

Overall Width 2.034

Overall Body Height 10.581

Min Body Ground Clearance

Track Width

Lock-to-lock time

Curb to Curb Turning Radius

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.

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.

1	01/27/24	Revisions based on comments dated 01/26/24	01/27/24
2	02/27/24	Revisions based on new building report	02/27/24
3		Revisions	

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT:

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

TURNING RADIUS PLAN

**HEC**

**HUDSON**  
ENGINEERING  
&  
CONSULTING, P.C.  
45 Knollwood Road, Suite 201  
Elmsford, New York 10523  
T: 914-909-0420  
F: 914-560-2086 © 2024

Date: 01/30/24 Sheet: 1

Scale: 1" = 10'

Designed By: N.S.

Checked By: M.S.

Sheet No. 1

TR-1