

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

ZBA SUBMISSION 7-19-23

GENERAL NOTES

1. These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.

2. 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.

3. Approved stamped set of building plans must be present on site for all inspections.

4. 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.

5. 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.

6. Licensed electrician to file separate electrical permit.

7. Licensed plumber to file separate plumbing permit.

8. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.

9. 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.

10. Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.

11. 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.

12. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of the indicated material.

13. 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.

14. 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.

15. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.

22. Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.

23. 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.

24. 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.

25. 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.

26. 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.

27. Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition, the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.

28. The contractor shall do all the cutting, fitting & patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.

29. New & existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling & priming.

30. All insulation to comply with the Energy Efficiency Certificate required by 401.3 2020 Energy Conservation Construction Code of New York, prepared by Architect and to comply with NY Stretch Energy Code and Hastings-on-Hudson Green Building Code.

31. If blown or sprayed insulation used, Installer of insulation to submit insulation certification to include the installed thickness of the area covered and R-value of the installed thickness shall be listed on the certificate. The insulation installer shall sign, date and post the certificate in a conspicuous location on the job site per N1101.5 of the 2020 Residential Code of New York State and submit an original signed copy for the Building Departments records.

32. All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.

33. 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.

34. 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.

35. 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.

a) 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.

b) Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.

c) Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.

d) Final cleaning of all chrome and aluminum metal work.

e) Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged landscape.

36. Finish materials and paint colors shall be reviewed and approved by the homeowner.

37. The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.

Glazing
Floor
Slab

0.27 U value
R-30
R-10, 4 ft depth

0.27 U value
R-30
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.

CLIMATE ZONE

FENESTRATION U-FACTOR ^h

SKYLIGHT ^h U-FACTOR

GLAZED FENESTRATION SHGC ^h

CEILING R-VALUE

WOOD FRAME WALL^{b,c} R-VALUE

4A

0.27

0.50

0.40

49
see R402.2.1/402.2.2

2^{1st} 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 ^g

15/19

10, 4FT (d)

15/19

a. 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.

b. INT. (INTERMEDIATE FRAMINGS) DENOTES STANDARD FRAMING 16 INCHES ON CENTER. HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

c. 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.

d. 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.

e. 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.

f. 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.

g. ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.

h. 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

SPEED (MPH)

TOPO EFFECTS

SPECIAL WIND REGION

WIND BORNE DEBRIS ZONE

SEISMIC DESIGN CATEGORY

WEATHERING

FROST LINE DEPTH

TERMITE

ICE SHIELD UNDERLAY 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

51.8

REGISTERED ARCHITECT

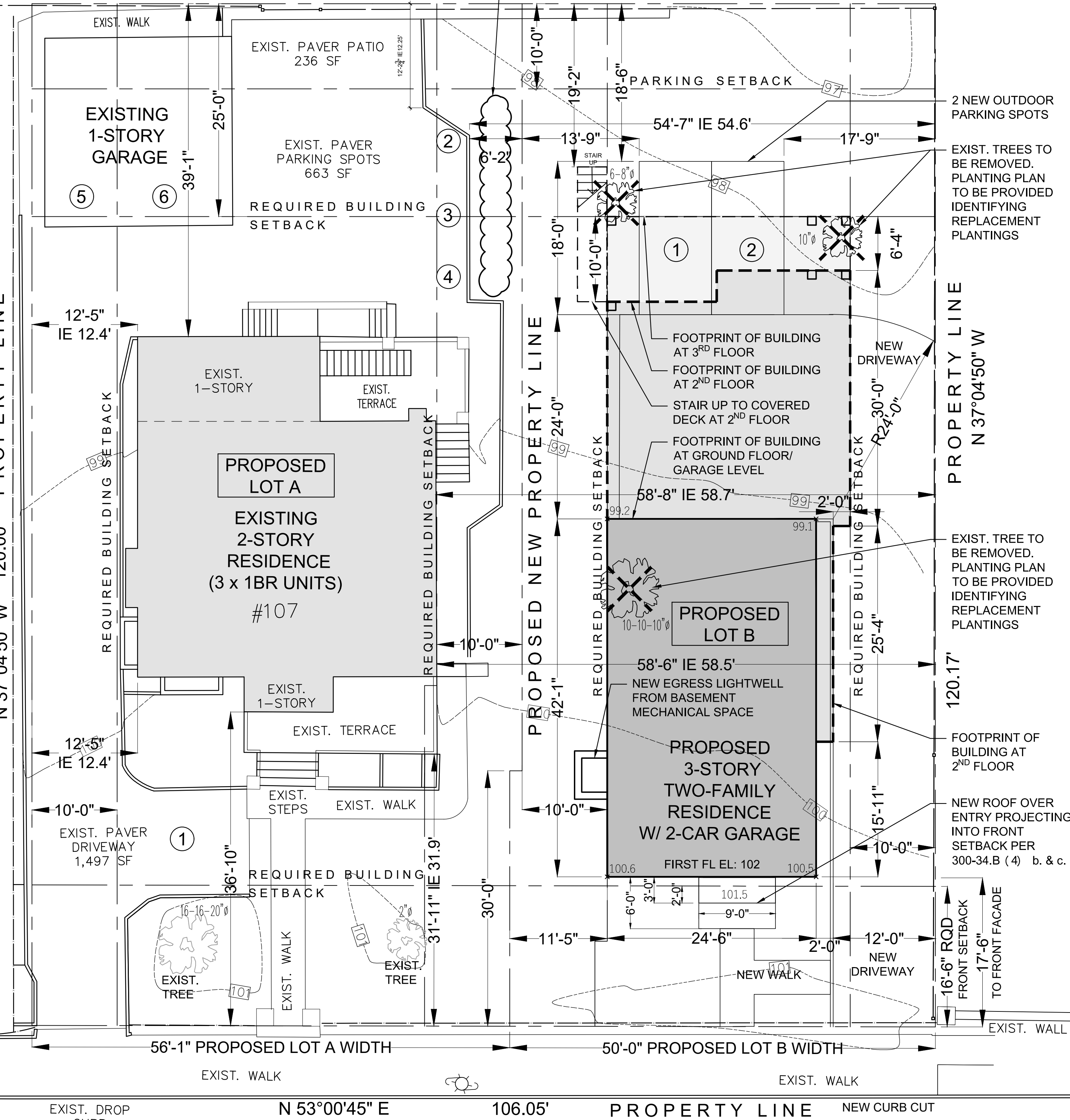
CHRISTINA MARIE GRIFFIN

17889

STATE OF NEW YORK



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 RQD	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	36% 2,099 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 RQD	57% 3,344 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.	40 FT
BULKHEAD SQUARE FOOTAGE	MAX. 20% (ROOF AREA) = (20%) X 2,122 = 424 SF	N/A	N/A	420 SF

* ZONING VARIANCE REQUIRED 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 & PORCHES	N/A	1,322 SF	1,322 SF	2,083 SF
REAR BALCONY (>75 SF NOT COUNTED)				
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	36% 2,099 SF
TERRACES		323 SF	323 SF	54 SF
WALKS & STEPS		632 SF	632 SF	82 SF
DRIVEWAY & PAVER PATIO		2,396 SF	2,396 SF	1,067 SF
RETAINING WALLS & WINDOW WELLS		117 SF	97 SF	42 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 RQD	57% 3,344 SF

* ZONING VARIANCE REQUIRED

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
EAST (FRONT) ELEVATION	100.6	24.5	2,463
NORTH ELEVATION	99.8	42.08	4,200
WEST (REAR) ELEVATION	99.2	24.5	2,429
SOUTH ELEVATION	99.9	42.08	4,204
TOTAL		133.16	13,296

AVERAGE GRADE 99.85
(AVG GRADE x FAÇADE LENGTH/TOTAL LENGTH)
FIRST FLOOR - AVG GRADE = 102 - 99.85 2.15 < 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
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PROPOSED SUBDIVISION & RESIDENCE AT
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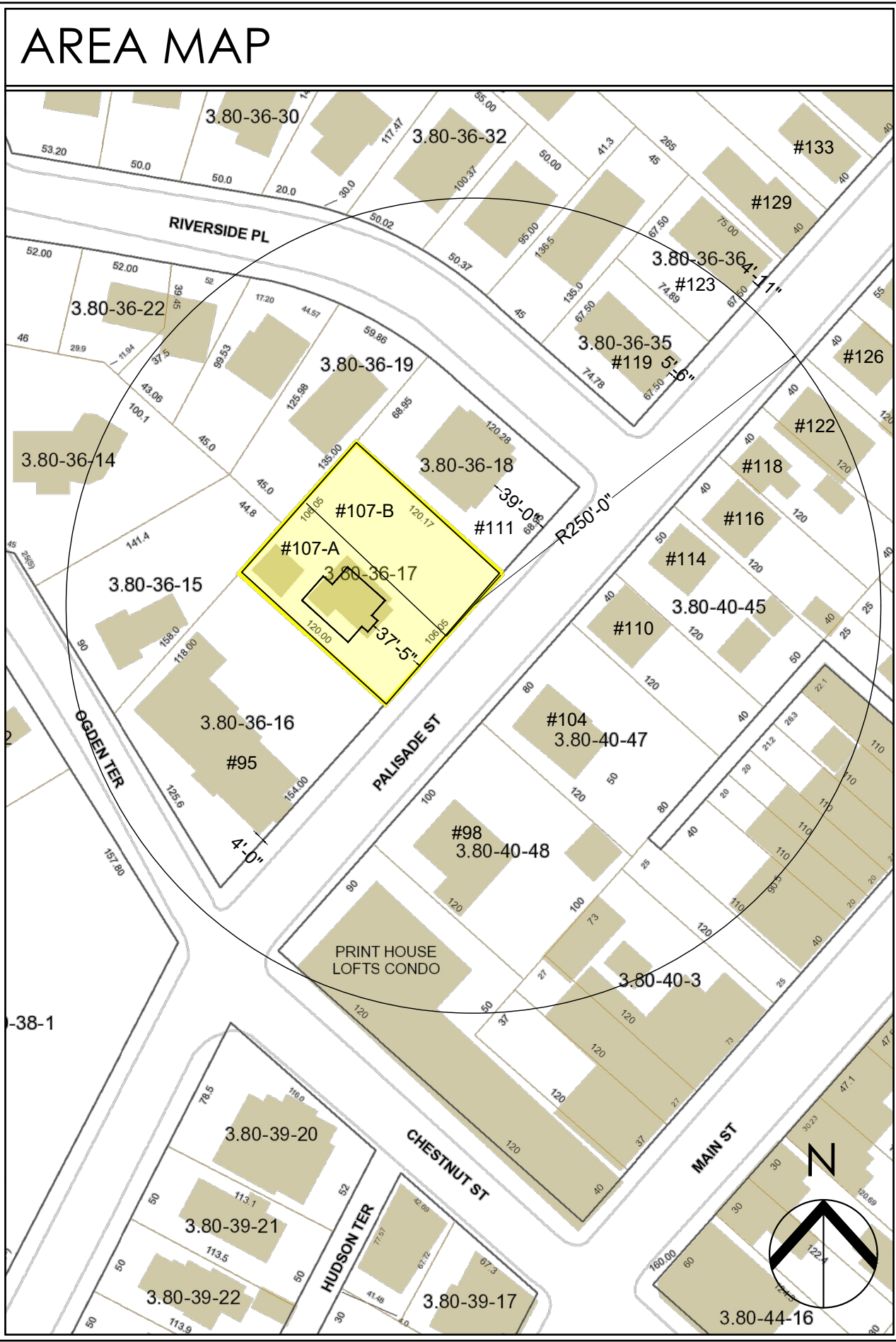
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BUILDING PERMIT SUB 6-30-23
ZBA SUBMISSION 7-19-23



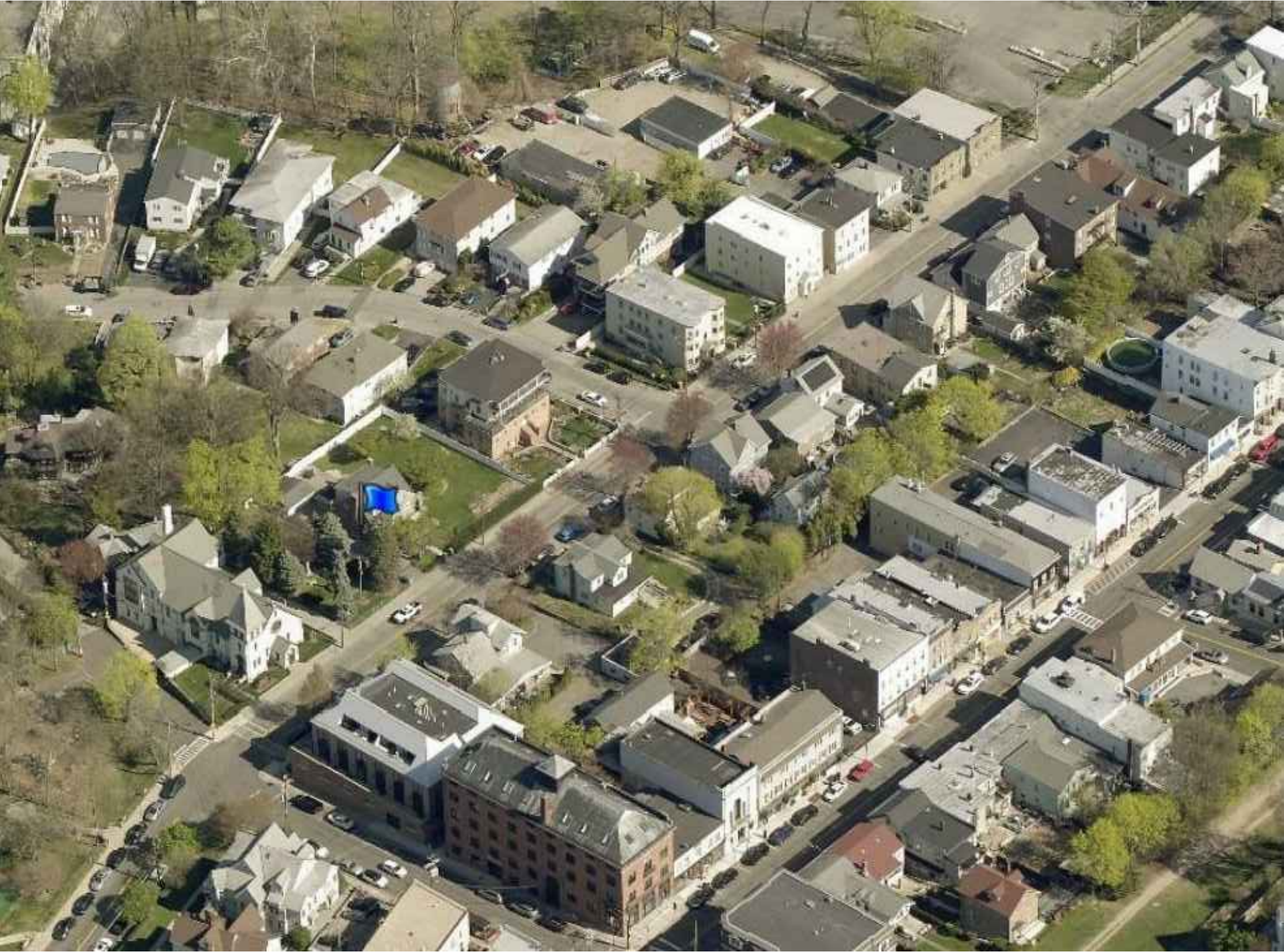
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Drawing Title
SITE PLAN
ZONING DATA

S-1

Sheet Number



AERIAL VIEW OF NEIGHBORING PROPERTIES



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

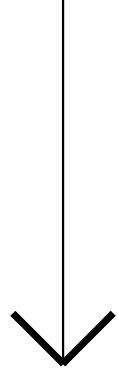
ALONG THE WEST SIDE OF PALISADE STREET



#95 WITHIN 250 FT RADIUS



#107A WITHIN 250 FT RADIUS



#111 WITHIN 250 FT RADIUS



#119 WITHIN 250 FT RADIUS








#123 WITHIN 250 FT RADIUS





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 acoustic 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/ acoustic 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; trowel on waterproofing below grade, 3-coat cement stucco with integral color above grade

CGA
studio
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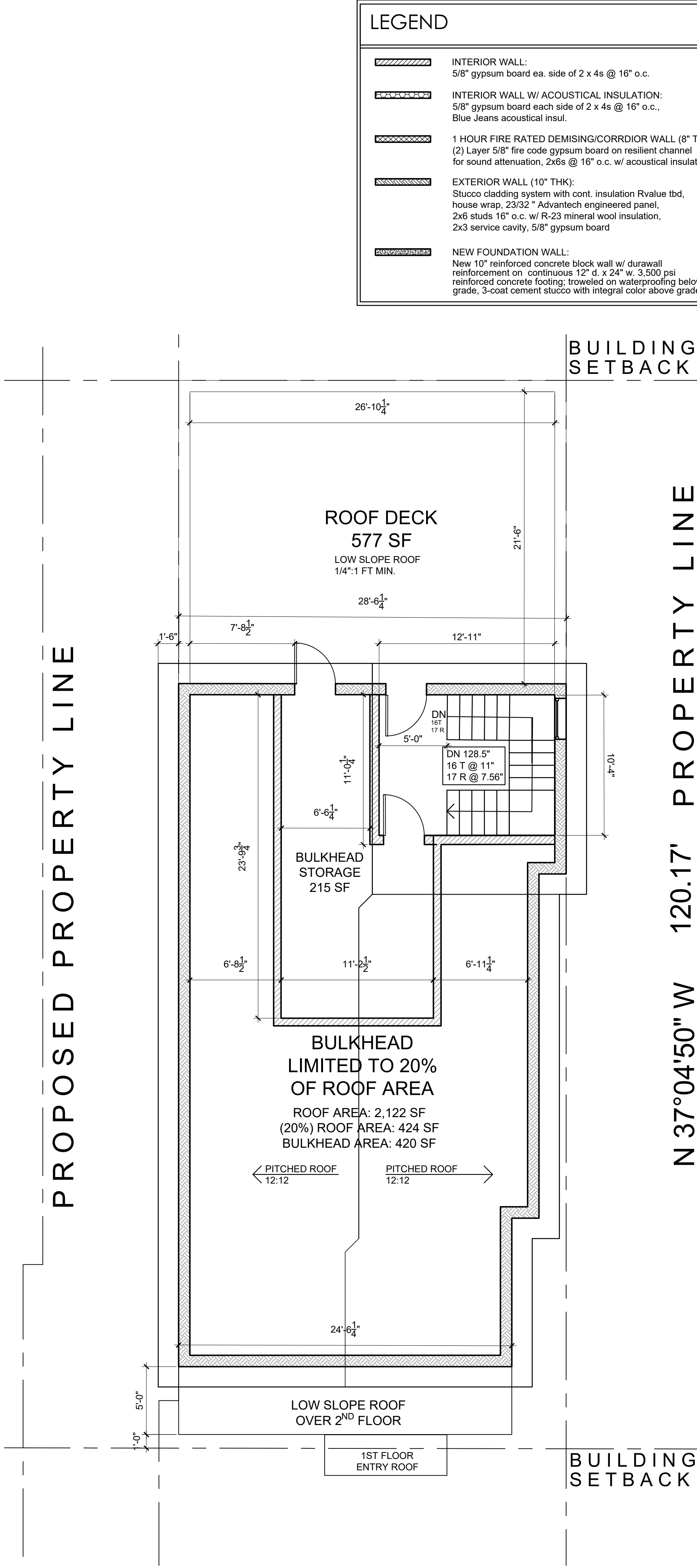
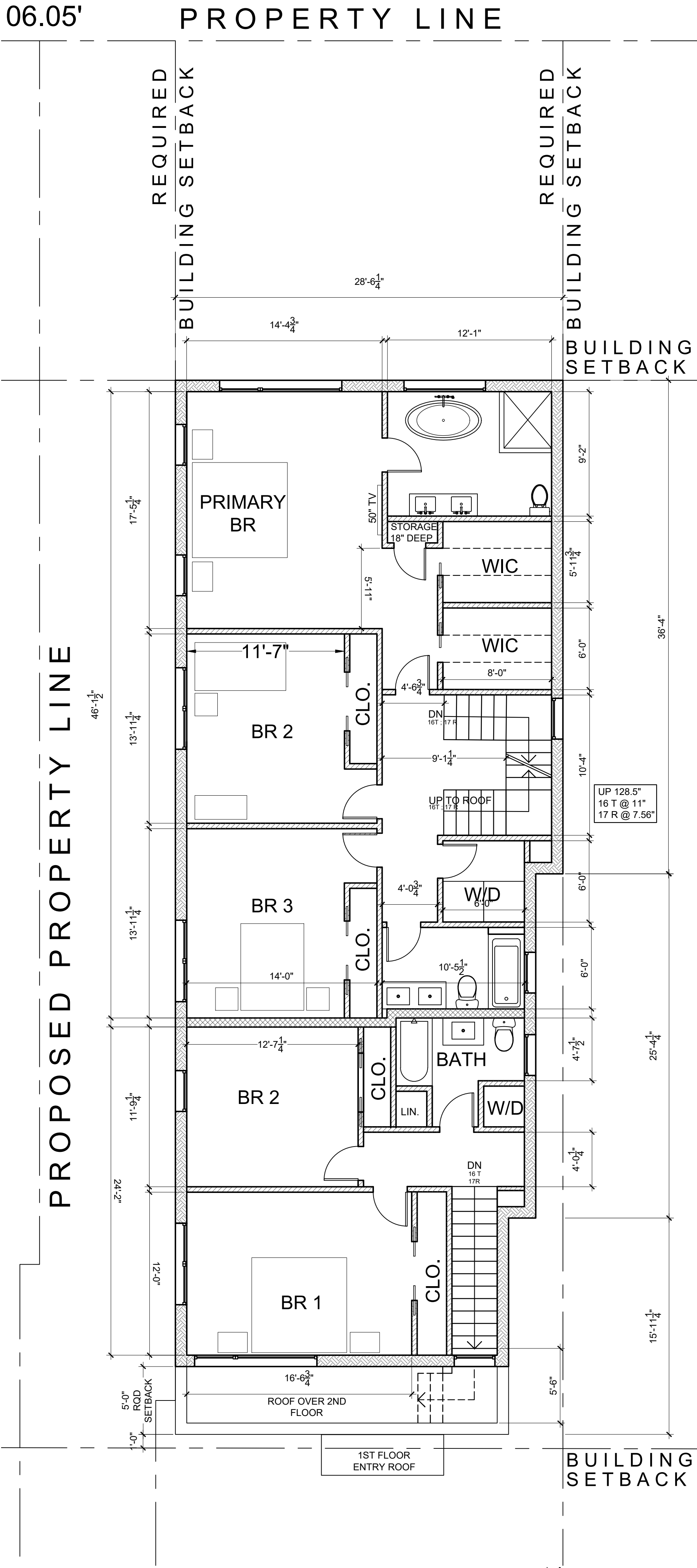
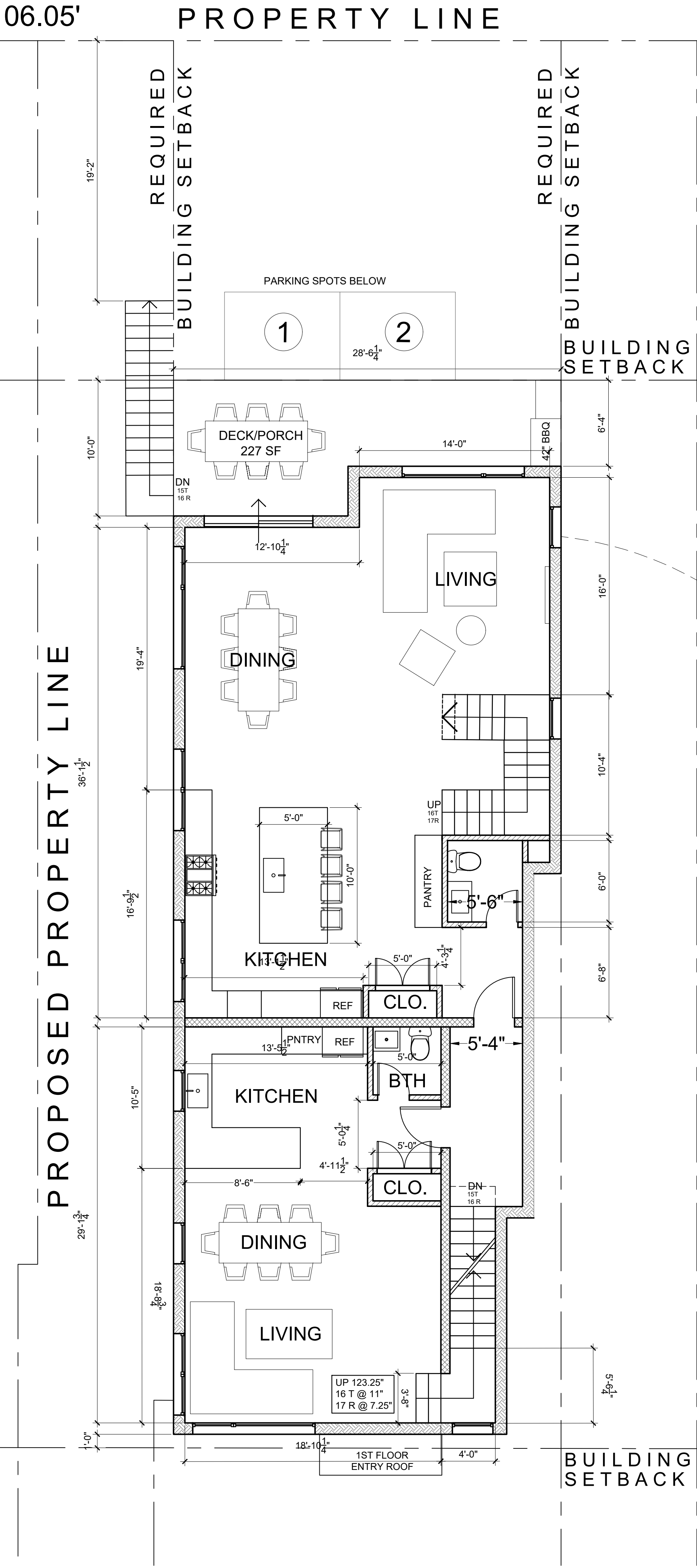


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Drawing Title
FLOOR PLANS

A-1

Sheet Number



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Scale As Shown
Drawing Title
FLOOR PLANS
A-2
Sheet Number