

TOWNHOMES at WOODBANK

NODINE STREET, HASTINGS-ON-HUDSON, NY 10706

C H R I S T I N A G R I F F I N A R C H I T E C T P C

1 0 S p r i n g S t r e e t , H a s t i n g s - o n - H u d s o n , N Y 1 0 7 0 6



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 Residential Code of NYS, existing building code of NYS, local building code, fire department regulations, and all other agencies having jurisdiction over project.

3. 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

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

5. 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.

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

7. 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.

8. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of any of the indicated material.
9. 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.

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

11. 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.

12. 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.

13. Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions 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.

14. All dimensions and conditions shown and assumed on the drawings must be verified at site by contractor before ordering any material or doing any work.
15. Contractor is to design and install adequate and in 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.

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

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

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

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

25. 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.

26. 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 new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.

27. All work shall be installed so that 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.

28. 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 blacktop.

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

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

Energy Notes R-Values & U-Factors

NYS Energy Code

Climate Zone 4

	Required	Proposed
Ceiling	R-38	R-38
Wall	R-13	R-18
Glazing	0.35	0.32
Floor	R-19	R-30

Design Criteria:

5750 Degree Days

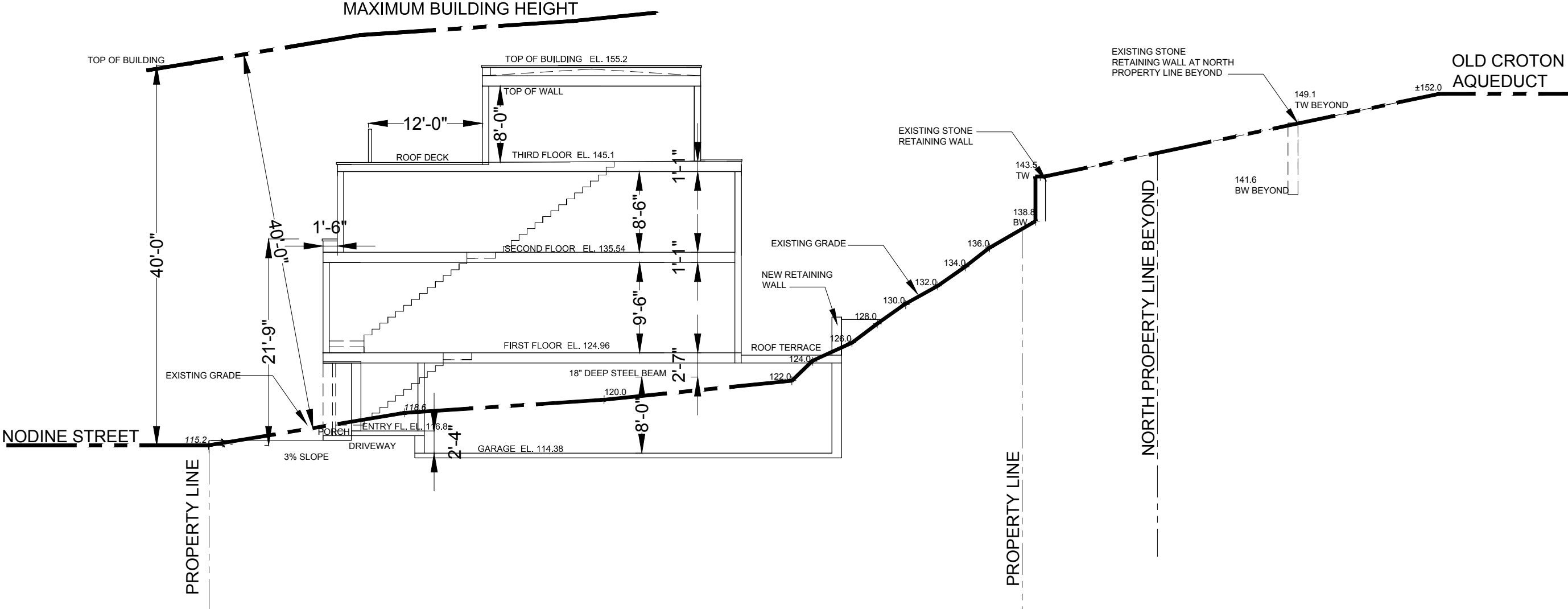
15% Maximum Glazing

Certification

I, 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 2010 Residential Code of New York State, and the 2010 New York State Energy Conservation Construction code.
- ## INSULATION & FENESTRATION REQUIREMENT BY COMPONENT
- | CLIMATE ZONE | FENESTRATION U-FACTOR | SKYLIGHT U-FACTOR b | CEILING R-VALUE | WOOD FRAME WALL R-VALUE | | | |
|---|-----------------------|-----------------------------|----------------------------|--------------------------------|-----------------|----------------------------------|---------------|
| 4 | 0.35 | 0.60 | 38 | 13 | | | |
| MASS WALL R-VALUE (g) | FLOOR R-VALUE | BASEMENT (c) WALL R-VALUE | SLAB R-VALUE & DEPTH (d) | CRAWL SPACE (c) WALL R-VALUE | | | |
| 5/10 (g) | 19 | 10/13 (c) | 10, 2FT (d) | 10/13 (c) | | | |
| a. R-VALUE ARE MINIMUMS. U-FACTORS. R-19 INSULATION SHALL BE PERMITTED TO BE COMPRESSED INTO 2X8 CAVITY.
b. THE FENESTRATION U-FACTORS COLUMN EXCLUDES SKYLIGHTS.
c. THE FIRST R-VALUE APPLIES TO CONTINUOUS INSULATION. THE SECOND TO FRAMING CAVITY INSULATION; EITHER INSULATION MEETS THE REQUIREMENTS.
d. R-5 SHALL BE ADD TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
g. THE SECOND R-VALUES APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE EXTERIOR OF THE MASS WALL. | | | | | | | |
| DESIGN REQUIREMENTS for the 2010 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA | | | | | | | |
| | | SUBJECT TO DAMAGE FROM | | | | | |
| GROUND SNOW LOAD | WIND SPEED (MPH) | SEISMIC DESIGN CATEGORY | WEATHERING | FROST LINE DEPTH | TERMITE | ICE SHIELD UNDERLAYMENT REQUIRED | FLOOD HAZARDS |
| 20 psf | 100-110 | C | severe | 42" min | medium to heavy | yes | NO |
- ## DATES
- | | |
|---------------------------|----------|
| PLANNING BOARD SUBMISSION | 12-15-16 |
| PLANNING BOARD REVISIONS | 1-19-17 |
| PLANNING BOARD SUBMISSION | 2-2-17 |
| PLANNING BOARD SUBMISSION | 3-1-17 |
- ## LIST of DRAWINGS
- | TITLE SHEET | GENERAL NOTES, CLIMATIC & GEOGRAPHIC CRITERIA, DATES, LIST OF DRAWINGS SECTION THROUGH SITE, ZONING DATA |
|-------------|--|
| S-1 | SITE PLAN |
| S-2 | STEEP SLOPES ANALYSIS |
| A-1 | GARAGE PLAN |
| A-2 | FIRST FLOOR PLAN |
| A-3 | SECOND AND THIRD FLOOR PLANS |
| A-4 | EXTERIOR ELEVATIONS |
| VP1 - VP7 | VIEW PRESERVATION STUDIES |

COVERAGE CALCULATIONS		TABLE of ZONING DATA		ZONING DISTRICT: MR 1.5	TAX DESIGNATION: SECTION 4.1000, BLOCK 94, LOTS 7 & 8
LOT AREA	15,978 SF / 0.60 AC		REQUIRED	EXISTING	PROPOSED
WALLS	+/- 70 SF (TO BE DETERMINED)	LOT AREA	1,500 SF / .034 AC	15,978 SF / 0.4 AC	15,978 SF / 0.4 AC
SIDEWALKS	555 SF	NUMBER OF DWELLING UNITS	10	0	6
DRIVEWAY (OVER 960 SF) TOTAL DRIVEWAY AREA IS 766 SF	NOT INCLUDED	MINIMUM LOT AREA PER DWELLING UNIT (DENSITY)	1,500 SF PER UNIT	N/A	2,663 SF PER UNIT
PRINCIPAL BUILDING FOOTPRINT NOT INCLUDING ROOF TERRACES AT GARAGE	5,293 SF	MAXIMUM DEVELOPMENT COVERAGE	15% / 2,397 SF	N/A	46% / 7,376 SF VARIANCE REQUIRED
TOTAL BUILDING FOOTPRINT INCLUDING ROOF TERRACES AT GARAGE	6,751 SF	TOTAL BUILDING COVERAGE (PRINCIPAL BLDG. ONLY, NOT INCLUDING TERRACES OVER GARAGE)	-	-	37% / 5,918 SF
TOTAL COVERAGE INCLUDING ROOF TERRACES AT GARAGE	7,376 SF (46%)	MINIMUM LOT WIDTH FRONTAGE	50 FT	105.6 FT	105.6 FT
TOTAL COVERAGE NOT INCLUDING ROOF TERRACES AT GARAGE	5,918 SF (37%)	MAXIMUM BUILDING LENGTH	160 FT	N/A	1256 FT
		MAXIMUM BUILDING HEIGHT	3 STORIES / 40 FT	N/A	3 STORIES / 40 FT
		MAXIMUM DRIVEWAY SLOPE	3%	N/A	3%
		MAXIMUM CURB CUT	24.0 FT	N/A	16.0 FT
		FRONT YARD SETBACK	12 FT	N/A	12.0 FT
		REAR YARD SETBACK	30.0 FT	N/A	19.0 FT TO GARAGE / TERRACES 30.0 FT TO PRINCIPAL BUILDING VARIANCE REQUIRED
		SIDE ONE	12.0 FT	N/A	12.0 FT
		SIDE TWO	13.5 FT	N/A	18.3 FT
		TOTAL OF TWO SIDES	25.5 FT	N/A	30.3 FT
		FRONT PARKING SETBACK	10 FT	N/A	12.0 FT (TO GARAGE)
		REAR PARKING SETBACK	5 FT	N/A	19.0 FT (TO GARAGE)
		SIDE PARKING SETBACK	5 FT	N/A	18.3 FT (TO GARAGE)
		PARKING SUMMARY - TOTAL SPACES PROVIDED	12 SPACES	N/A	12 SPACES
		OPEN SPACE	2,800 SF	+/-13,402 SF	7,836 SF
		PER ZONING CODE (295-71A), OPEN SPACE IS CALCULATED 200 SF FOR EACH BEDROOM. (6) TOWNHOUSES: (2) 3-BEDROOM UNITS + (4) 2-BEDROOM UNITS = 14 BEDROOMS X 200 = 2800 SF			

<u>SIDE 1 YARD CALCULATION</u> 15.6 FT = WALL HT. FROM AVG. EXIST. GRADE		<u>FRONT YARD CALCULATION</u> 21.8 FT = WALL HT. FROM AVG. EXIST. GRADE	
15.6 / 2 = 7.8 FT (MIN. 12'-0" REQUIRED SIDE YARD SETBACK)		21.8 / 2 = 10.9 FT (MIN. 12'-0" REQUIRED FRONT YARD SETBACK)	
<u>SIDE 2 YARD CALCULATION</u> 27.0 FT = WALL HT. FROM AVG. EXIST. GRADE			
27.0 / 2 =13.5 FT (REQUIRED SIDE YARD SETBACK)			



SECTION THROUGH SITE

SCALE: $\frac{3}{16}" = 1'-0"$

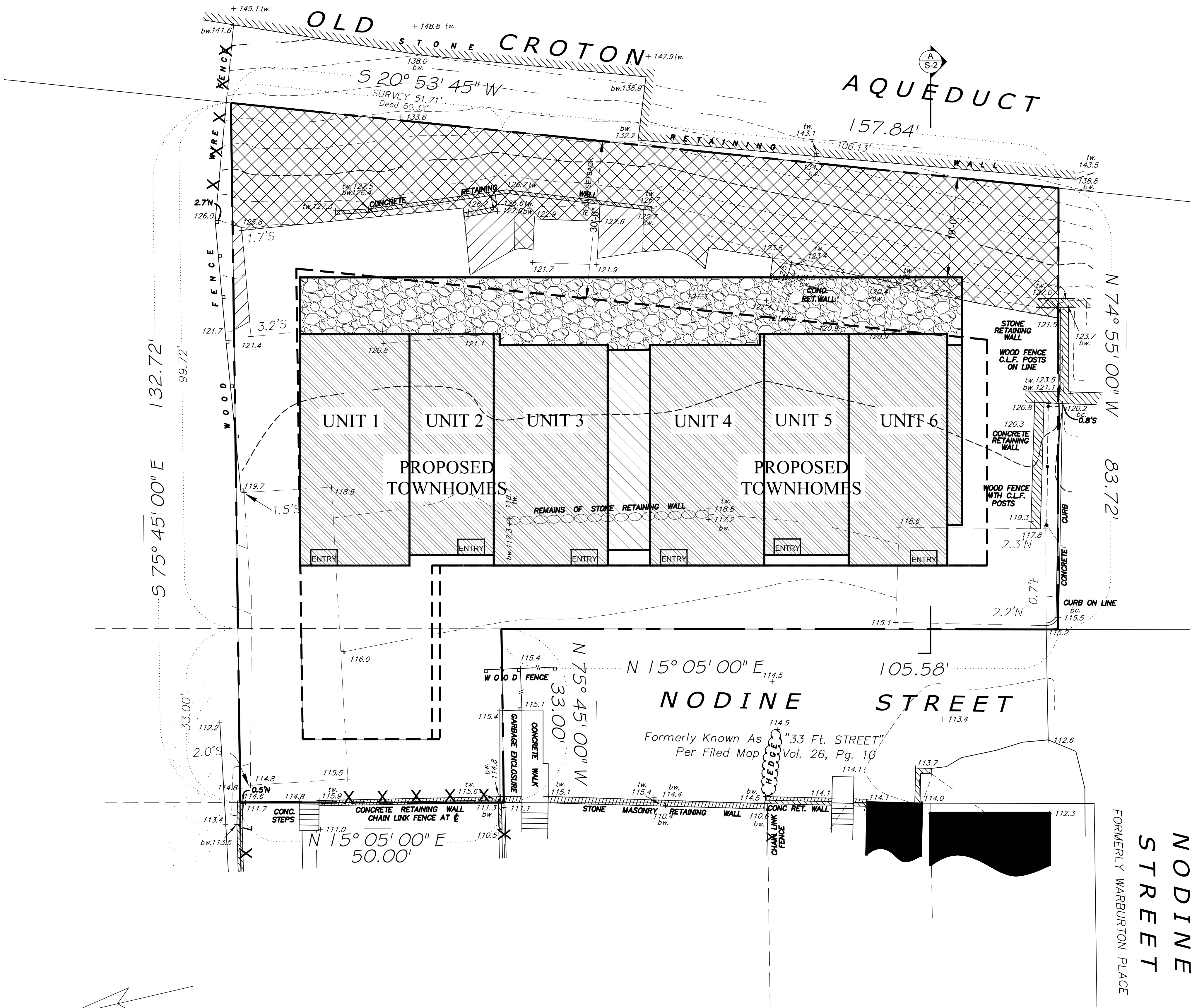
TOWNHOMES at WOODBANK
HASTINGS-ON-HUDSON, NY 10706

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Date
PLANNING BOARD SUBMISSION 12-15-16
PLANNING BOARD SUBMISSION 2-2-17
PLANNING BOARD SUBMISSION 3-1-17

Drawing Title
SITE PLAN
Scale
AS SHOWN

S-1



STEEP SLOPE ANALYSIS		
	15%-25%  216 SF	<25%  3,062 SF
MAXIMUM SQUARE FOOTAGE OF DEVELOPMENT AND DISTURBANCE ALLOWED	35%=75.6 SF	25%=765.5 SF
PROPOSED SQUARE FOOTAGE OF DISTURBANCE (5'-0" ASSUMED DISTURBANCE BUFFER)	30 SF	250 SF

- Restrictions on steep slope disturbances.
- A. For any lot that contains a slope in excess of 15% but not greater than 25%, not more than a total of 35% of such steep slope shall be:
- (1) Developed;
 - (2) Paved;
 - (3) Regraded; or
 - (4) Stripped of vegetation without appropriate measures to prevent erosion.
- B. For any lot that contains a slope in excess of 25%, not more than a total of 25% of such steep slope shall be:
- (1) Developed;
 - (2) Paved;
 - (3) Regraded; or
 - (4) Stripped of vegetation without appropriate measures to prevent erosion.

STEEP SLOPES ANALYSIS

SCALE: 3/32" = 1'-0"

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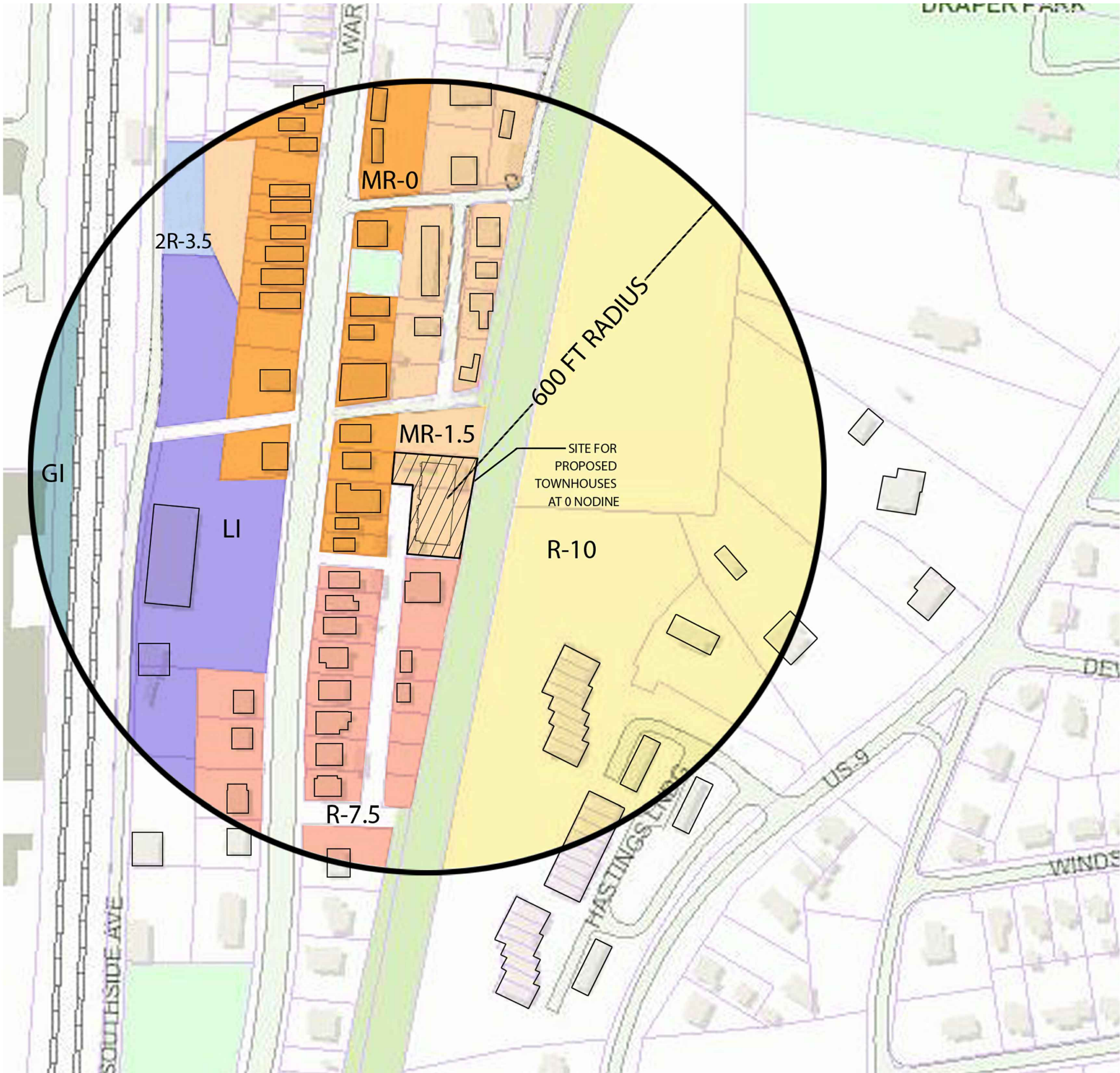
Date
PLANNING BOARD SUBMISSION 2-2-17
PLANNING BOARD SUBMISSION 3-1-17

Drawing Title
STEEP SLOPES

Scale:
AS SHOWN

S-3

ZONES	
	MR-1.5
	R-7.5
	MR-0
	R-10
	2R-3.5
	LI
	GI



NEIGHBORHOOD ZONING DISTRICTS

SCALE: N.T.S.



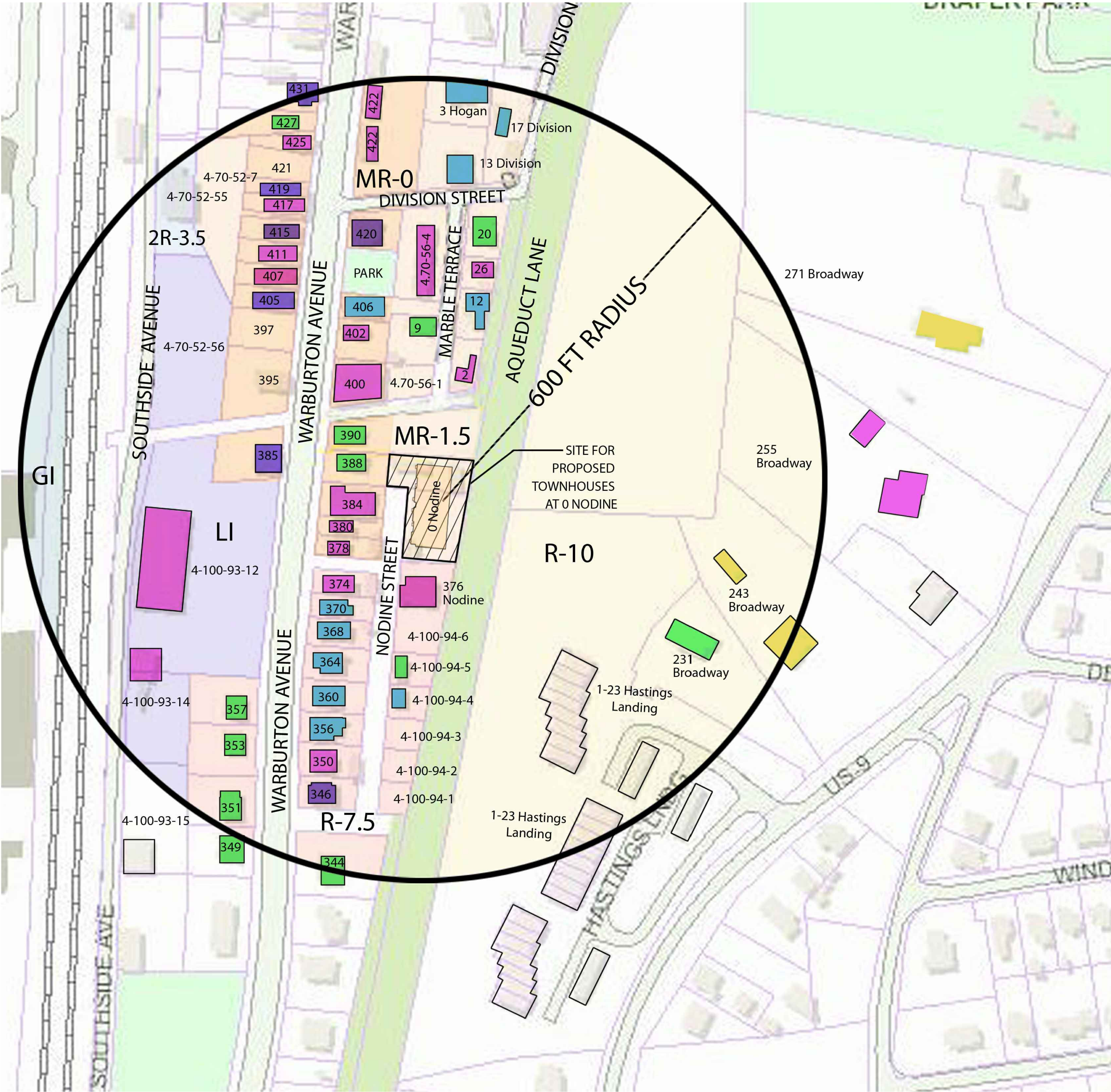
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DENENSITY STUDY
PLANNING BOARD SUBMISSION 3-2-17

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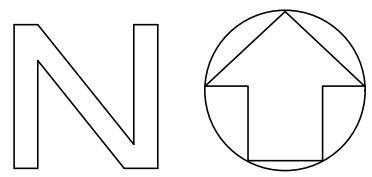
AS SHOWN

DENSITY* of NEIGHBORHOOD		
% OF PROPERTIES		DENSITY %
	2/50 = 4%	15% OR LESS
	12/50 = 24%	>16 % - <30%
	11/50 = 22%	>30% - <40%
	7/50 = 14%	>40 % - <50%
	18/50 = 36%	50% AND OVER



NEIGHBORHOOD DENSITY STUDY

SCALE: N.T.S.



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PLANNING BOARD SUBMISSION 3-2-17

DENSITY STUDY

AS SHOWN

S-5

DENSITY* OF PROPERTIES IN NEIGHBORHOOD
WITHIN A 600 FT RADIUS OF 0 NODINE

* Density Includes Building Footprint And All Impervious Surfaces (Including Driveways)
Undeveloped Properties Are Not Included

Address	Tax ID	Lot Area	Building Footprint	Footprint/ Lot Area %	Impervious Surfaces Including Driveways	Total Footprint & Impervious Surface	Total%
376 Nodine Street	4.100-94-6	10842 SF	2672 SF	24.6 %	4670 SF	7342 SF	67.7
Nodine Street	4.100-94-5	3550 SF	735 SF	20.7 %	175 SF	910 SF	25.6 %
Nodine Street	4.100-94-4	3919 SF	735 SF	18.7 %	496 SF	1231 SF	31.4 %
344 Warburton Ave	4.100-96-2	13,152 SF	1072 SF	8.1%	1115 SF	2187 SF	16.6 %
346 Warburton Ave	4.100-94-2	5262 SF	1428 SF	27.1%	726.5 SF	2154.5 SF	40.9 %
349 Warburton Ave	4.100-93-2	8260 SF	1558 SF	18.8 %	746 SF	2304 SF	27.9 %
350 Warburton Ave	4.100-94-21	4574 SF	2134 SF	46.7%	1792 SF	3926 SF	85.8 %
351 Warburton Ave	4.100-93-9	7000 SF	1558 SF	22.2%	410 SF	1968 SF	28.1 %
353 Warburton Ave	4.100-93 -10	7000 SF	1103 SF	15.7 %	758 SF	1861 SF	26.5%
356 Warburton Ave	4.100-94-20	4954 SF	932 SF	18.8%	615 SF	1547 SF	31.2 %
357 Warburton Ave	4.100-93-11	7000 SF	1103 SF	15.7 %	827 SF	1930 SF	27.5%
360 Warburton Ave	4.100-9X-X	5000 SF	908 SF	18.1%	760 SF	1668 SF	33.3 %
364 Warburton Ave	4.100-94-18	5000 SF	932.5 SF	18.6%	580 SF	1512.5	30.3 %
368 Warburton Ave	4.100-94-17	4000 SF	992.5 SF	24.8%	314 SF	1306.5 SF	32.6 %
370 Warburton Ave	4.100-94-16	3800 SF	943 SF	24.8 %	310 SF	1253 SF	33 %
374 Warburton Ave	4.100-94-15	3838 SF	1960 SF	51 %	795 SF	2755 SF	71.7 %
378 Warburton Ave	4.100-94-14	3000 SF	1210 SF	40.3 %	414 SF	1624 SF	54.1 %
380 Warburton Ave	4.100-94-13	3000 SF	1158 SF	38.6 %	382.5 SF	1540.5 SF	51.3 %
384 Warburton Ave	4.100-94-12	4927 SF	3199 SF	64.9 %	484 SF	3683 SF	74.8 %
385 Warburton Ave	4.100-93-13	7672 SF	1673 SF	21.8 %	1649 SF	3322 SF	43.3 %
388 Warburton Ave	4.100-94-11	4780 SF	1103 SF	23.1 %	0 SF	1103 SF	23.1 %
390 Warburton Ave	4.100-94-10	14652 SF	1493 SF	10.2 %	1442 SF	2935 SF	20 %
400 Warburton Ave	4.70-56-9	5409 SF	5156 SF	95.3 %	0 SF	5156 SF	95.3%
402 Warburton Ave	4.70-56-8	4775 SF	995 SF	20.8 %	1749 SF	2744 SF	57.5 %
405 Warburton Ave	4.70-52-3	3529 SF	1724 SF	48.9 %	0 SF	1724 SF	48.9 %

Address	Tax ID	Lot Area	Building Footprint	Footprint/ Lot Area %	Impervious Surfaces Including Driveways	Total Footprint & Impervious Surface	Total%
406 Warburton Ave	4.70-56-7	4912 SF	1832 SF	37.3 %	0 SF	1832 SF	37.3 %
407 Warburton Ave	4.70-52-4	3361 SF	1715 SF	51 %	0 SF	1715 SF	51 %
411 Warburton Ave	4.70-52-5	3585 SF	1861 SF	51.9 %	0 SF	1861 SF	51.9 %
415 Warburton Ave	4.70-52-6	3426 SF	1698 SF	49.6 %	0 SF	1698 SF	49.6 %
417 Warburton Ave	4.70-52-8	2700 SF	1709 SF	63.3 %	13 SF	1722 SF	63.8 %
419 Warburton Ave	4.70-52-9	2309 SF	1100 SF	47.6 %	0 SF	1100 SF	47.6 %
420 Warburton Ave	4.70-56-5	4713 SF	1987 SF	42.2 %	0 SF	1987 SF	42.2 %
422 Warburton Ave	4.70-54-8	25,445 SF	4198 SF	16.5 %	13015 SF	17213 SF	67.6 %
425 Warburton Ave	4.70-52-11	2567 SF	1081 SF	42.1 %	253 SF	1334 SF	52 %
427 Warburton Ave	4.70-52-12	5726 SF	944 SF	16.5 %	115 SF	1059 SF	18.5 %
431 Warburton Ave	4.70-52-13	7507 SF	1387 SF	18.5 %	2322 SF	3709 SF	49.4 %
Warburton Ave	4.100-93-12	70,852 SF	13,724 SF	19.4 %	22,490 SF	36214 SF	51 %
3 Hogan Street	4.70-54-1	9425 SF	1961 SF	20.8 %	882 SF	2843 SF	30.2 %
13 Division Street	4.70-54-9	9644 SF	2107 SF	21.8 %	975 SF	3082 SF	32 %
17 Division Street	4.70-54-10	10,321 SF	1938 SF	18.8 %	1545 SF	3483 SF	33.7 %
2 Marble Terrace	4.70-57-5	3419 SF	1740 SF	50.9 %	124 SF	1864 SF	54.5 %
9 Marble Terrace	4.70-56-2	5498 SF	1178 SF	21.4 %	230 SF	1408 SF	25.6%
Marble Terrace	4.70-56-4	10602 SF	2692 SF	25.4 %	4255 SF	6947 SF	65.5 %
12 Marble Terrace	4.70-57-4	3692 SF	1446 SF	39.2 %	0 SF	1446 SF	39.2 %
20 Marble Terrace	4.70-57-1	5114 SF	1316 SF	25.7 %	0 SF	1316 SF	25.7 %
26 Marble Terrace	4.70-57-3	2620 SF	1110 SF	42.4 %	326 SF	1436 SF	54.8 %
231 Broadway	4.110-95-29	34,468 SF	2195 SF	6 %	5968 SF	8163 SF	23.6 %
243 Broadway	4.110-98-1	77,101 SF	2334 SF	3 %	6270 SF	8604 SF	11.1 %
255 Broadway	3.80-45-3	14,375 SF	2608 SF	18 %	5152 SF	7760 SF	53.9 %
271 Broadway	3.80-69-2	131,886 SF	3523 SF	2.6 %	6121 SF	9644 SF	7.3 %
TOTAL							1882
AVERAGE DENSITY =				1882 TOTAL 50 PROPERTIES = 37.64%			
AVERAGE DENSITY EXCLUDING PROPERTIES ON BROADWAY =				1786 TOTAL 46 PROPERTIES = 38.8 %			
0 NODINE STREET	4.100-94-7	15,978 SF	6751 SF	42.2 %	1391SF	8142 SF	51 %

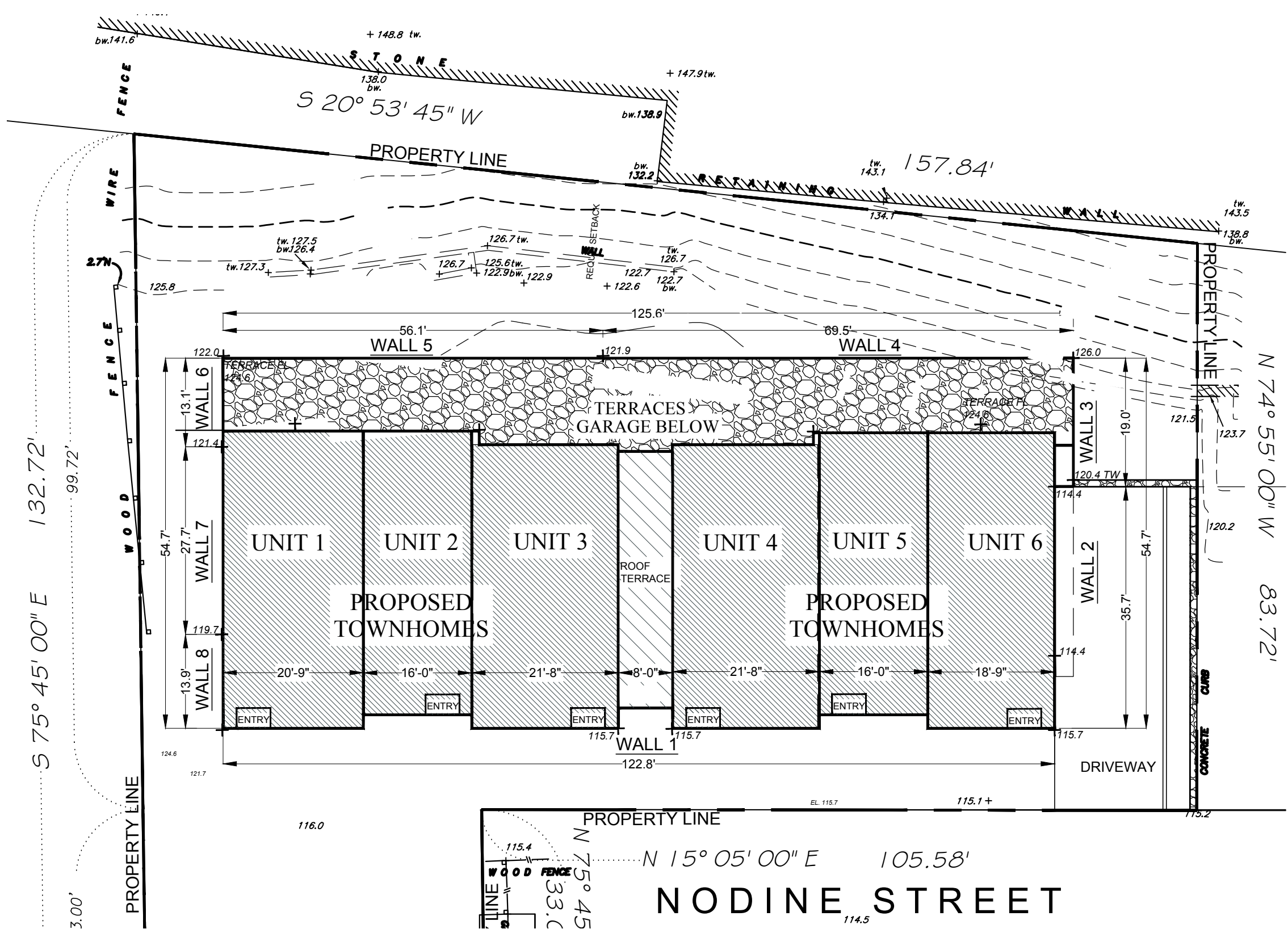
PLANNING BOARD SUBMISSION 3-2-17

DENSITY STUDY

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Scale: AS SHOWN

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CALCULATIONS OF AVERAGE GRADE ELEVATION

TAKEN AT GRADE ALONG FACE OF EXTERIOR WALL

WALL 1	$\frac{115.7 + 115.7}{2} \times 122.8 = 14,208$
WALL 2	$\frac{115.7 + 114.4}{2} \times 35.7 = 4,107$
WALL 3	$\frac{120.4 + 126.0}{2} \times 19.0 = 2,341$
WALL 4	$\frac{126.0 + 121.9}{2} \times 69.5 = 8,615$
WALL 5	$\frac{121.9 + 122.0}{2} \times 56.1 = 6,841$
WALL 6	$\frac{122.0 + 121.4}{2} \times 13.1 = 1,594$
WALL 7	$\frac{119.7 + 121.4}{2} \times 27.7 = 3,339$
WALL 8	$\frac{119.7 + 115.7}{2} \times 13.9 = 1,636$

TOTAL	357.8	42,681
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AVERAGE GRADE ELEVATION = $\frac{42681}{357.8} = 119.3$ EL.

GARAGE FLOOR = 114.38 EL.
GARAGE CEILING HEIGHT = 114.38 + 8 FT = 122.4 EL.
50% HEIGHT OF GARAGE = 114.38 + 4 FT = 118.38 EL.

118.38 < 119.3 AVERAGE GRADE

GARAGE LEVEL IS A CELLAR, WITH MORE THAN HALF ITS HEIGHT MEASURED FROM FLOOR TO CEILING BELOW THE AVERAGE FINISHED GRADE

AVERAGE GRADE CALCULATION

SITE PLAN

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

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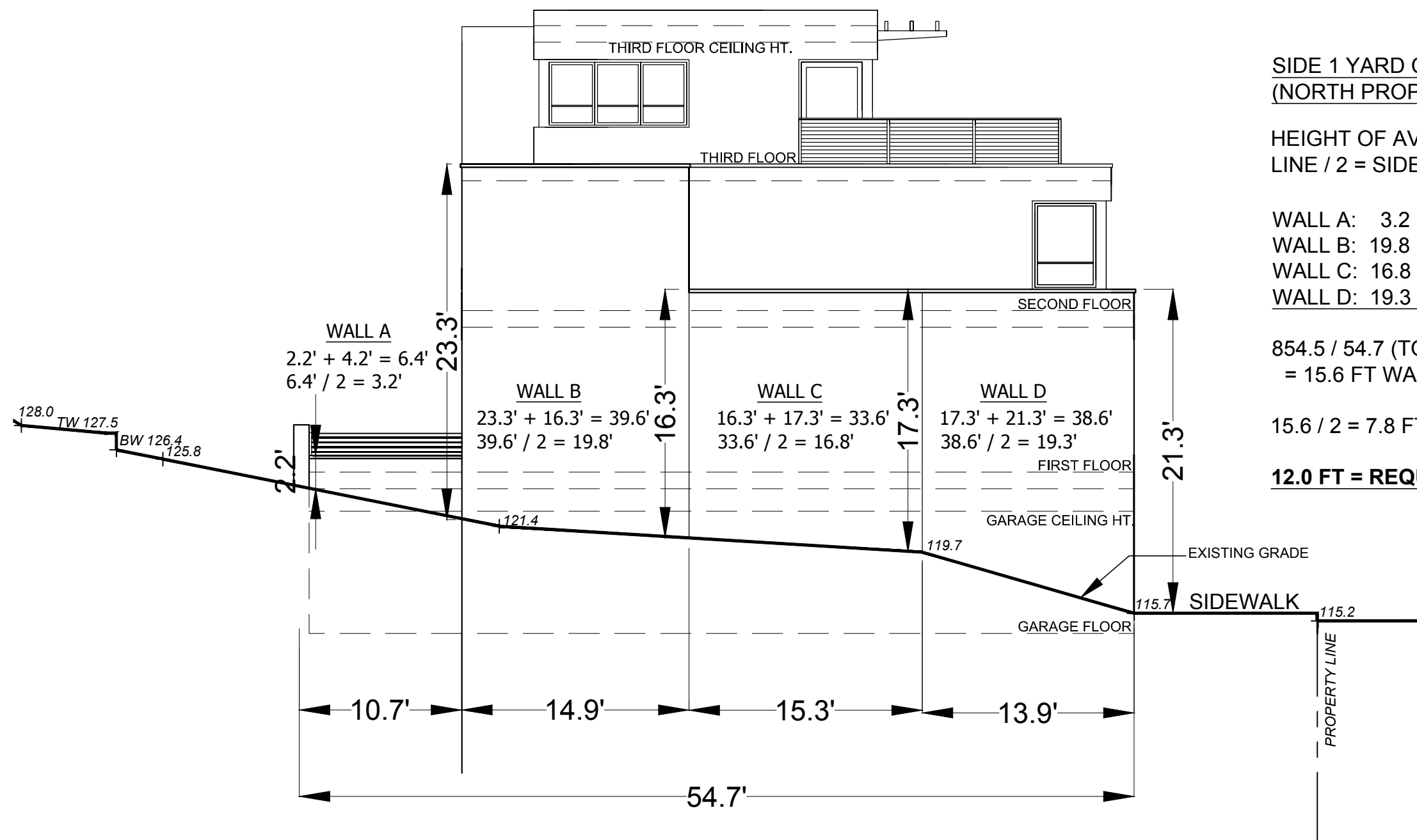
PLANNING BOARD SUBMISSION 3-2-17

AVERAGE GRADE
CALCULATION

Scale:
AS SHOWN

TOWNHOMES at WOODBANK

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SIDE 1 YARD CALCULATION (NORTH PROPERTY LINE)

HEIGHT OF AVERAGE WALL CLOSEST TO PROPERTY
LINE / 2 = SIDE YARD SETBACK (MIN. 12.0')

WALL A: 3.2 FT AVG HT X 10.7 L = 34.2
WALL B: 19.8 FT AVG HT X 14.9 L = 295.0
WALL C: 16.8 FT AVG HT X 15.3 L = 257.0
WALL D: 19.3 FT AVG HT X 13.9 L = 268.3

TOTAL 854.5

854.5 / 54.7 (TOTAL LENGTH OF WALLS A+B+C+D)
= 15.6 FT WALL HT FROM AVG. EXIST. GRADE

15.6 / 2 = 7.8 FT

12.0 FT = REQUIRED SIDE YARD SETBACK

SIDE YARD DIAGRAM - NORTH ELEVATION

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

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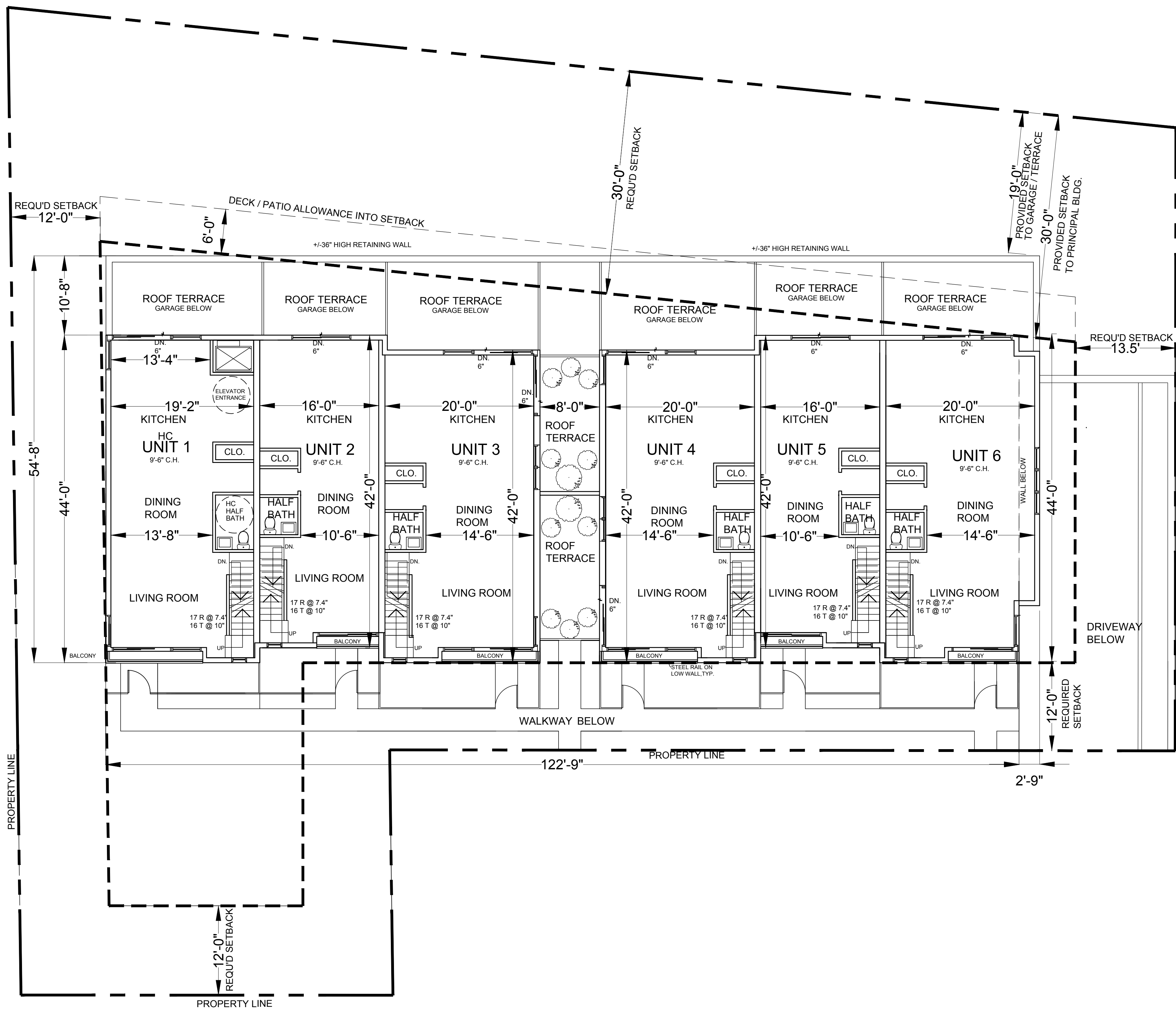
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YARD DIAGRAMS

AS SHOWN

S-8





FIRST FLOOR PLAN

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

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Date:

PLANNING BOARD SUBMISSION 12-15-16
PLANNING BOARD SUBMISSION 2-2-17
PLANNING BOARD SUBMISSION 3-1-17

Drawing Title

AS SHOWN



SCHEME A
WEST ELEVATION

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



SCHEME B
WEST ELEVATION

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

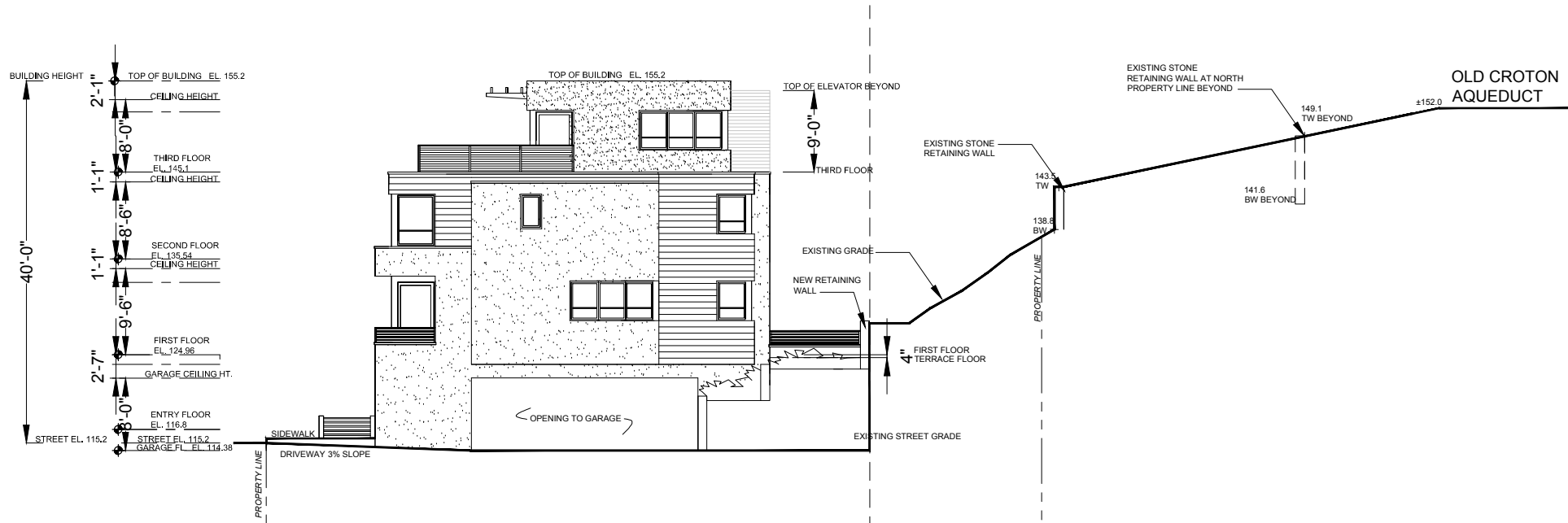
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Date: 12-15-16
Drawing Title: EXTERIOR ELEVATION
PLANNING BOARD SUBMISSION: 2-2-17
PLANNING BOARD SUBMISSION: 3-1-17

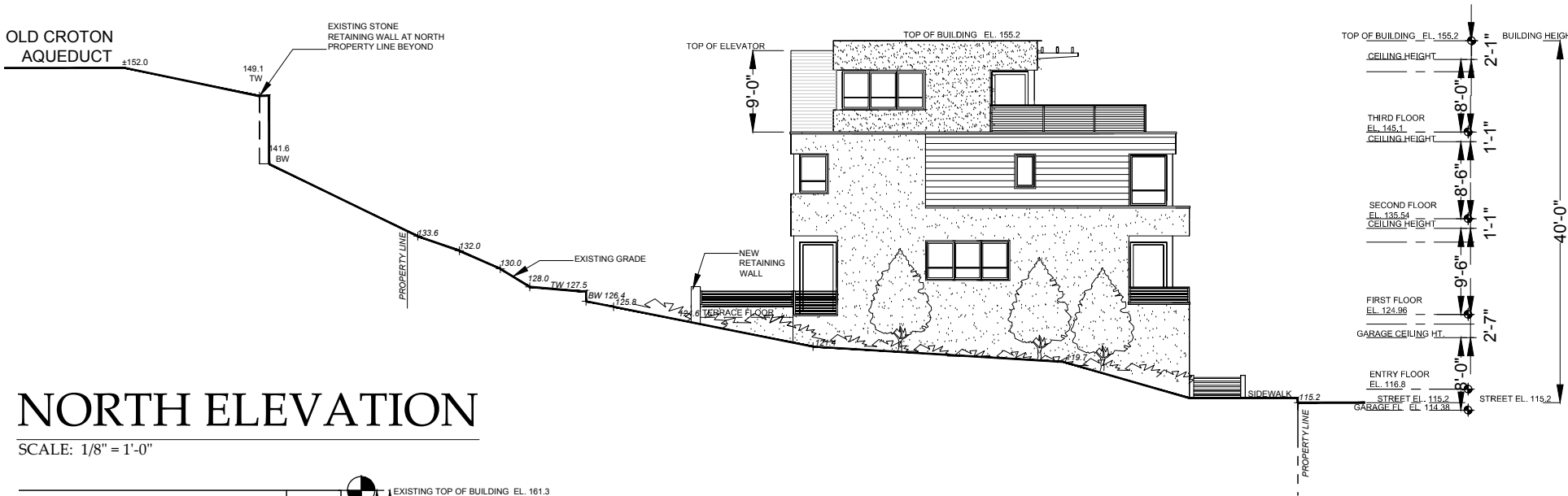
Scale: AS SHOWN

A-4



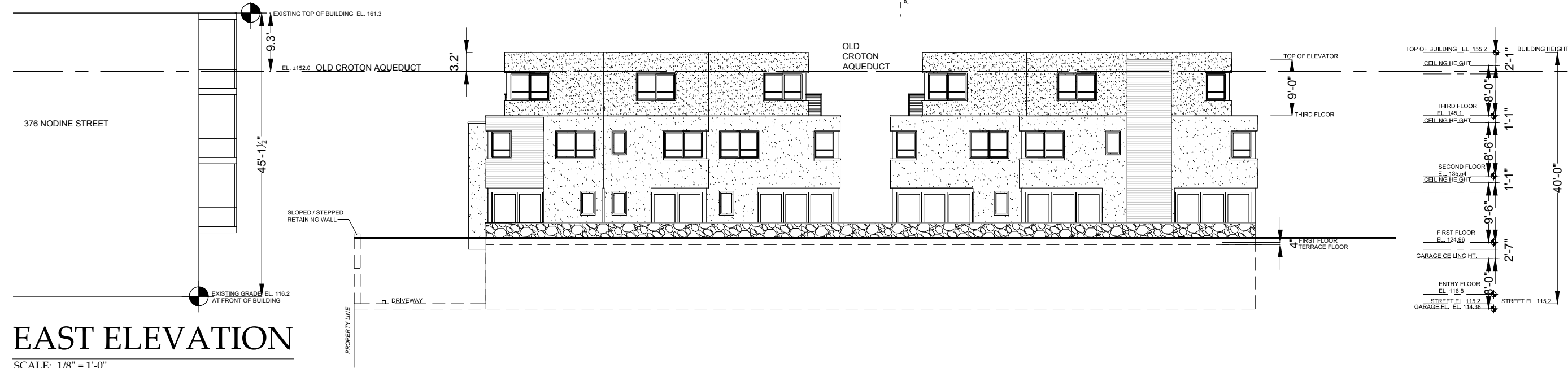
SOUTH ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

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Date: 12-05-18

Planning Board Submission: 2-2-17

Planning Board Submission: 3-1-17

Scale: AS SHOWN

A-5