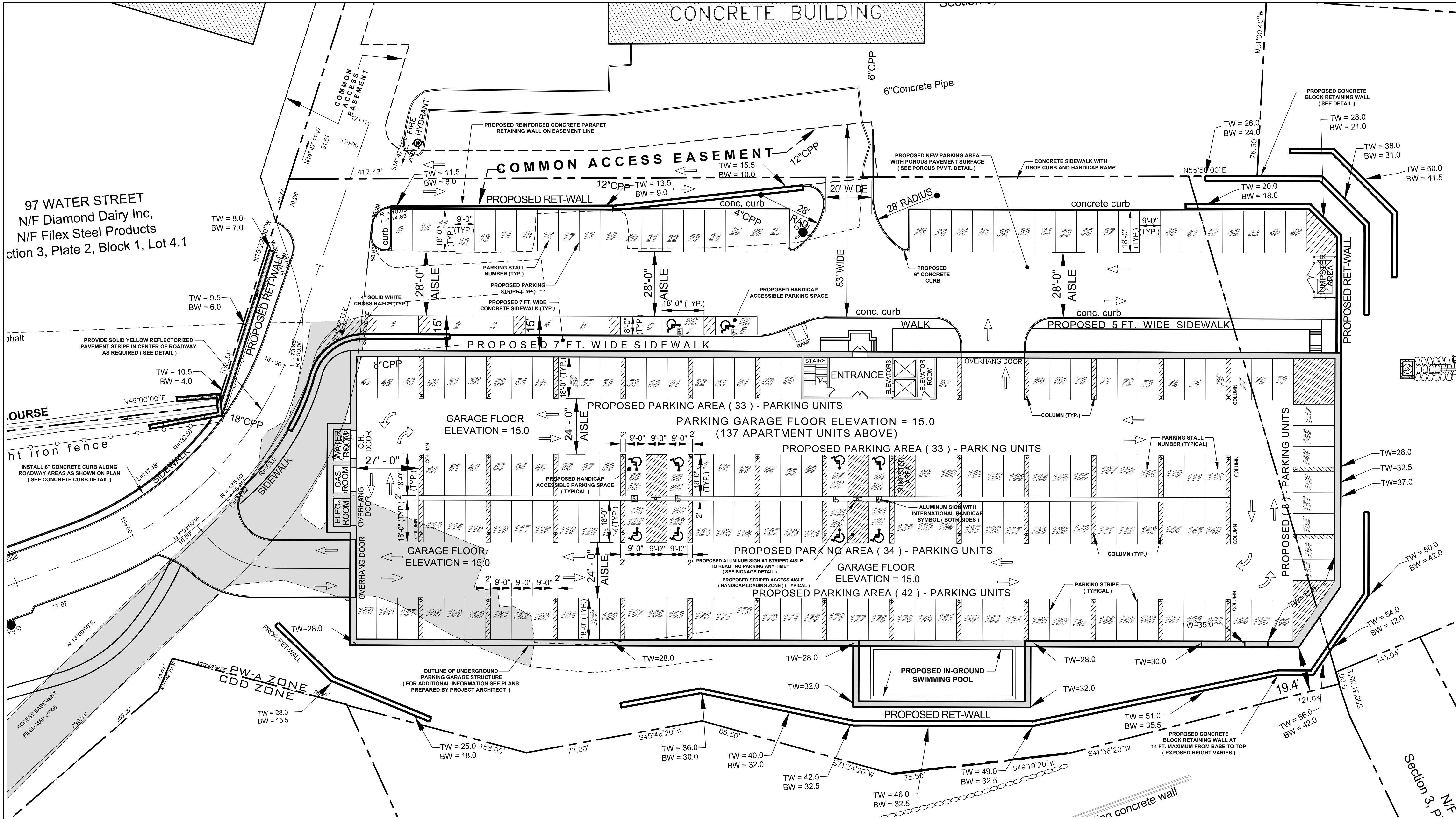




GENERAL RETAINING WALL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL INSPECT THE SITE PRIOR TO BIDDING THE JOB AND VERIFY ALL EXISTING CONDITIONS. ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE PLANS TO ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY, AND PRIOR TO BIDDING THE WORK.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND VILLAGE OF OSSINING CODES, RULES AND REGULATIONS.
3. IF CONTRACTOR ENCOUNTERS ANY WET AREA OF SOIL WHILE EXCAVATING OR DURING CONSTRUCTION HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING TRENCH WORK DURING CONSTRUCTION AGAINST COLLAPSE IN ACCORDANCE TO ALL APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS DURING CONSTRUCTION FROM HARM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND GOOD PRACTICES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONVENIENT ACCESS AND SAFE AND PROPER FACILITIES FOR THE INSPECTION OF ALL PARTS OF THE WORK.
7. THE ENGINEER SHALL HAVE RIGHT TO ORDER THE REMOVAL OF DEFECTIVE WORK AND/OR MATERIAL AND UNAPPROVED WORK AND/OR MATERIAL. THE COST OF REMOVAL AND REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING PROPERTIES AS A RESULT OF HIS WORK OR WORKMANSHIP. THE CONTRACTOR SHALL RESTORE TO EXISTING CONDITION ANY PROPERTY DAMAGED AS A RESULT OF HIS WORK OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER.
9. A LICENSED SURVEYOR SHALL BE OBTAINED TO STAKEOUT THE LAYOUT OF THE PROPOSED WALL.
10. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND SHALL BE DETERMINED EXACTLY IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
11. THE CONTRACTOR SHALL CONTACT THE OWNERS OF ALL UTILITIES AFFECTING THE SITE PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATION OF UTILITIES FROM THE OWNERS PRIOR TO CONSTRUCTION. UNDERGROUND UTILITIES CALL CENTER OF NEW YORK: CALL 1-800-962-7962, CODE RULE #753.

PARKING LEGEND

- PARKING STALL
- ALUMINUM SIGN
- HANDICAP PARKING SIGN
- HANDICAP PARKING STALL
- EXISTING FIRE HYDRANT
- TRAFFIC DIRECTION
- EDGE OF PAVEMENT
- PROPOSED CONCRETE CURB
- PROPOSED PRECAST RETAINING WALL
- PROP. CONCRETE BLOCK RET-WALL

REFUSE PICKUP NOTE:

ALL REFUSE STATIONS WILL BE LOCATED WITHIN THE PARKING GARAGE AND WILL BE COMPACTORS. REFUSE PICKUP FOR SOLID WASTE REMOVAL WILL BE BY PRIVATE CARTING.

ZONING PARKING REQUIREMENTSS TABLE
ZONE: PW-A (NORTHERN WATERFRONT DISTRICT)

FACILITY	PARKING REQUIRED PER UNIT	PROPOSED BEDROOM MIX (137 UNITS TOTAL)	SPACES (ROUND-UP)
PROPOSED RESIDENTIAL BUILDING	1 SPACE PER 1 BEDROOM OR STUDIO	34 UNITS - 1 BEDROOM	34
	1.5 SPACE PER 2 BEDROOM OR MORE	103 UNITS - 2 BEDROOM	154.5
TOTAL PARKING SPACES REQUIRED = 189			
TOTAL PARKING SPACES PROVIDED = 196 Δ			

Δ - PROPOSED 150 PARKING SPACES LOCATED INSIDE AND 46 PARKING SPACES LOCATED OUTSIDE
- PROPOSED 10 HANDI CAP SPACES AND 189 STANDARD CAR SPACES PROVIDED

PROPOSED PARKING PLAN

PLATEAU ASSOCIATES
HIDDEN COVE ON THE HUDSON
36 NORTH WATER STREET
VILLAGE OF OSSINING
NEW YORK

SHEET NO.
12 / 35

REVISIONS

02.09.07 02:13:17
09.21.08 04:09:16
10.31.08 10:31:08
10.17.12 11:20:12
03.03.13 07:10:13

DATE: 04.09.18

SCALE: 1" = 20' - 0"

DRAWN BY: KMM
CHECKED BY: P.B.

JOB NO. 2001

REVISIONS

DATE: 04.09.18

SCALE: 1" = 20' - 0"

DRAWN BY: KMM

CHECKED BY: P.B.

600 NORTH BROADWAY, SUITE 215
WHITE PLAINS, N.Y. 10603
9 1 4 . 9 4 8 . 3 6 2 9
PAUL BERTÉ, P.E.

PETRUCCELLI
ENGINEERING