

- I. PROVIDE BENT ANCHORS FOR SILL PLATES @ 8'-0" O.C. AND I'-0" FROM CORNERS EACH WAY. USE A MINIMUM OF TWO PER SILL.
- 2. STEP FOOTINGS DOWN TO MEET ABUTTING FOOTINGS OR AS REQUIRED BY GRADE, WITH A MAXIMUM RATIO OF 1 VERTICAL TO 2 HORIZONTAL.
- CONCRETE FOOTINGS FOR ISOLATED INTERIOR COLUMNS SHALL BE 24" X 24" X 36" DEEP, FULLY EXCAVATED BELOW BASEMENT, UNLESS NOTED OTHERWISE.(SEE STRUCTURAL DWGS.)
- EXTERIOR WALL DIMENSIONS ARE TO THE OUT SIDE FACE OF SHEATHING, AND EXCLUDE
- INTERIOR WALL DIMENSIONS ARE FROM FACE OF SHEETROCK TO FACE OF SHEETROCK. USE DOUBLE JOISTS UNDER ALL PARTITIONS THAT RUN PARALLEL TO THE DIRECTION OF
- 7. USE DOUBLE POSTS WHERE REQUIRED TO MAKE CONNECTIONS IN MORE THEN ONE
- CARRY ALL STRUCTURAL POSTS DOWN TO SOLID FOUNDATIONS, BLOCK SOLID FOR FULL
- CROSS SECTION OF THE POST OR COLUMN. FILL CONCRETE BLOCK CELLS SOLID WITH CONCRETE BELOW POSTS AND LALLY COLUMNS.
- A LICENSED SURVEYOR SHALL STAKE ALL SET BACK LINES AND NEW BUILDING PRIOR TO THE EXCAVATION OF FOUNDATIONS.
- 10. SUBMIT FOUNDATION SURVEY, IF REQUIRED BY MUNICIPAL REQUIREMENTS OR IF SPECIFICALLY NOTED.

BUILDING CODE REQUIREMENT, SECTION R 314.1 OF THE RESIDENTIAL CODE AND NEC REQUIREMENTS.



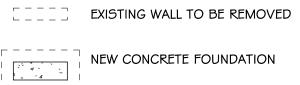
CO DETECTORS- CODE REFERENCE R315.1



EXISTING WALL TO REMAIN



NEW WALLS 2" x 6" @ 16" O.C FOR EXTERIOR WALLS \$ 2" x 4" @ 16" FOR INTERIOR WALLS, UNLESS OTHERWISE NOTED.





OPEN EXISTING SURFACES VERIFY STRUCTURE AND REPORT TO ARCHITECT PRIOR TO ANY OTHER DEMOLITION AND CONSTRUCTION.

2011110 DISTRICT <u>OI</u>	<u>_</u>			
	REQUIRED/ ALLOWED	EXISTING	PROPOSED	REMARKS
		PRINCIPAL	BUILDING	
MINIMUM NET LOT AREA (in sf)	10,000	9,583	NO CHANGE	UNDERSIZED LOT
MINIMUM LOT WIDTH (in feet)	100	100	92.38	EXISTING NON CONFORMITY
MINIMUM LOT DEPTH (in feet)	100	100	103.76	
MAXIMUM LOT COVERAGE BY BUILDINGS	22%	14%	NO CHANGE	
MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACE	40%	21%	29%	
MINIMUM FRONT YARD SETBACK(In feet)	25	26.1	NO CHANGE	
MINIMUM REAR YARD SETBACK(ın feet)	25	30.25	19.4	NEEDS 5.7' REAR YARD VARIANCE
MINIMUM SIDE YARD SETBACK EACH(feet)	12	11.1	NO CHANGE	EXISTING NON CONFORMITY
MINIMUM SIDE YARD SETBACK BOTH (feet)	30	33.7	NO CHANGE	

VARIANCE GRANTED ON....., RESOLUTION #.....

DIPTI SHAH ARCHITECTS

R.A. A.I.A. LEED AP

1 Main Street, Dobbs Ferry, NY 10522 914-967-0557



THAKER RESIDENCE

78 PRICE STREET, DOBBS FERRY NY

Ο.	DESCRIPTION	DATE
	BUILDING NOTES	05-02-2022
	FILE FOR BUILDING PERMIT	09-21-2022
	FILE FOR ZONING BOARD	08-23-2022

THAKER RESIDENCE

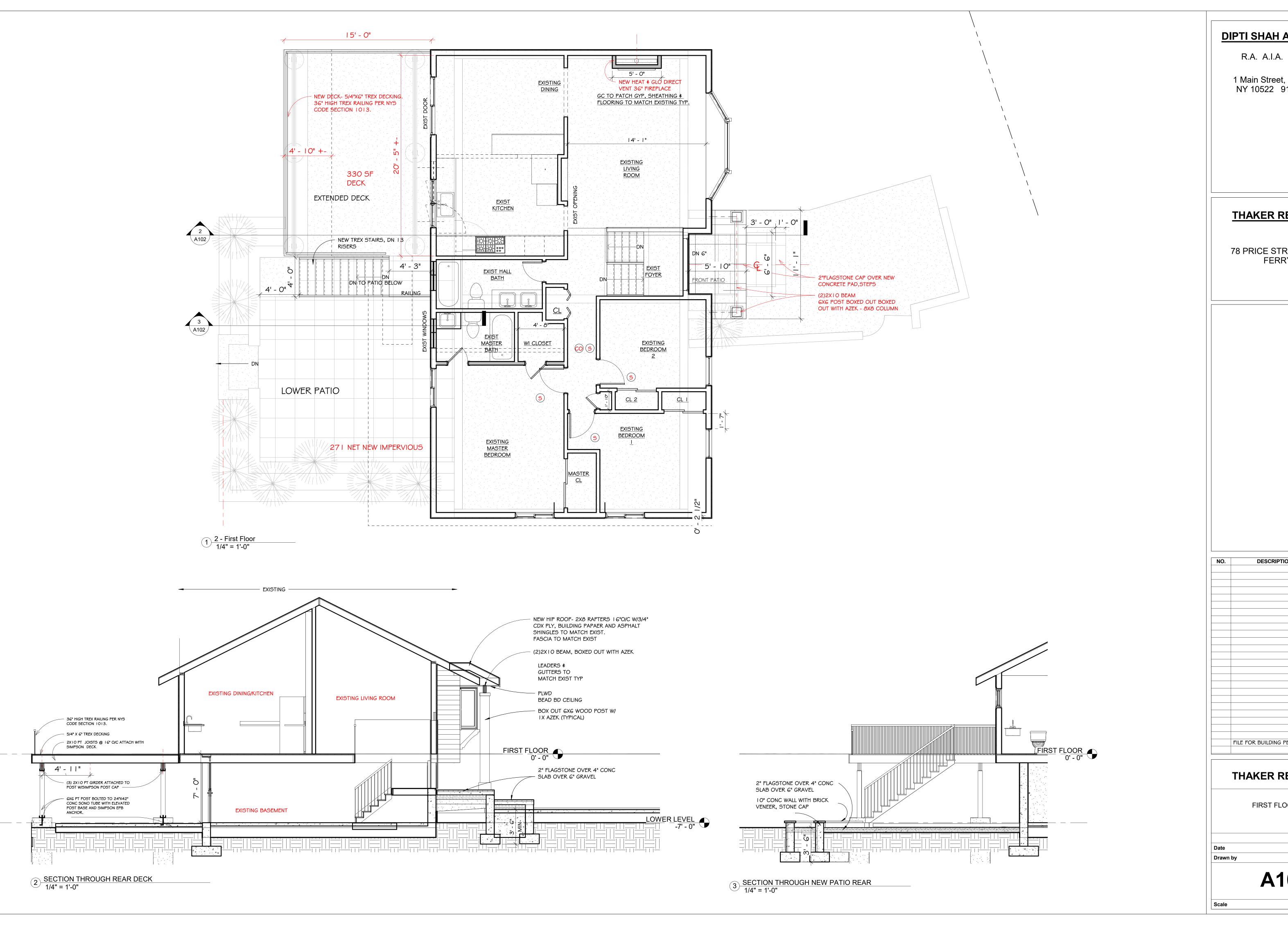
SITE PLAN, ZONING CHART

Date	Issue Date
Drawn by	Author

A101

Scale

As indicated



DIPTI SHAH ARCHITECTS

R.A. A.I.A. LEED AP

1 Main Street, Dobbs Ferry, NY 10522 914-967-0557

THAKER RESIDENCE

78 PRICE STREET, DOBBS FERRY NY

NO.	DESCRIPTION	DATE
	FILE FOR BUILDING PERMIT	09-21-2022

THAKER RESIDENCE

FIRST FLOOR PLAN

Issue Date Author

A102

1/4" = 1'-0"

