## DISTRICT DIMENSIONAL STANDARDS

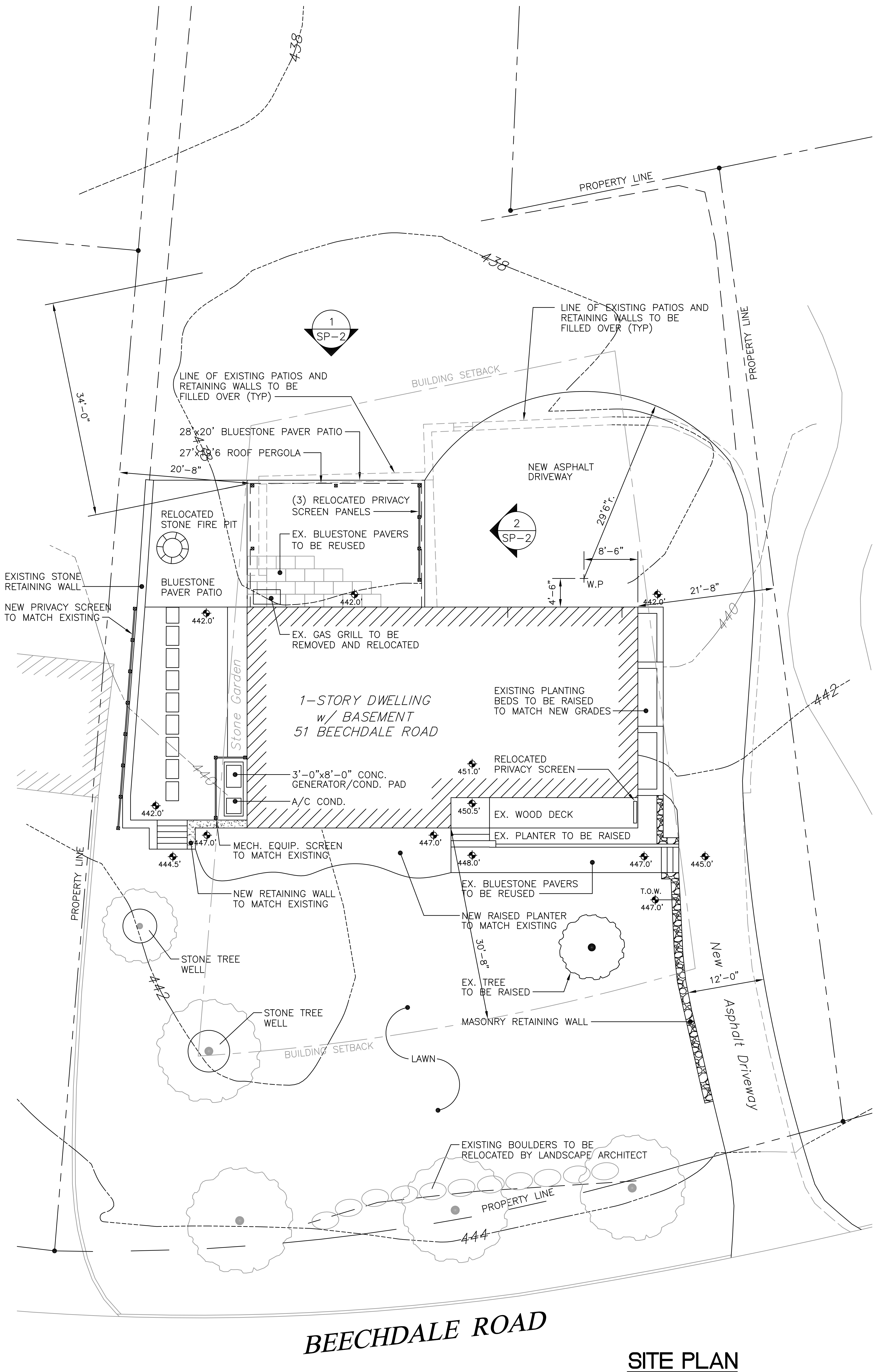
ZONE: OF-2

**TABLE: B-1**

| STANDARD | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM NET LOT AREA (SQUARE FOOT) | 20,000 | 43,380 |
| MINIMUM LOT WIDTH (FEET) | 125 | 126 |
| MINIMUM LOT DEPTH (FEET) | 125 | 680 |
| MAXIMUM LOT COVERAGE BY BUILDINGS | 18 % | 5 % (2,145) |
| MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACES | 40 % | 15 % (6,515) |
| MINIMUM FRONT YARD SETBACK (FEET) | 30 | 30'-8" |
| MAXIMUM FRONT YARD SETBACK (FEET) | N/A | N/A |
| MINIMUM REAR YARD SETBACK (FEET) | 25 | 34'-0" |
| MINIMUM SIDE YARD SETBACK (each FEET) | 20 | 20'-8" |
| MINIMUM SIDE YARD SETBACK (both FEET) | 50 | 21'-8" |
| | | |

**TABLE: B-7**

| | | |
|---|---|---|
| MAXIMUM RIDGE HEIGHT | 28 FEET | 22'-0" |
| MAXIMUM EAVE HEIGHT | 22 FEET | 15'-6" |
| SKY LINE EXPOSURE | | |
| | | |



438
PROPERTY LINE
438
LINE OF EXISTING PATIOS AND RETAINING WALLS TO BE FILLED OVER (TYP)
PROPERTY LINE
1 SP-2
34'-0"
BUILDING SETBACK
LINE OF EXISTING PATIOS AND RETAINING WALLS TO BE FILLED OVER (TYP)
28'x20' BLUESTONE PAVER PATIO
27'x18'6 ROOF PERGOLA
20'-8"
NEW ASPHALT DRIVEWAY
(3) RELOCATED PRIVACY SCREEN PANELS
RELOCATED STONE FIRE PIT
29'6" r.
EX. BLUESTONE PAVERS TO BE REUSED
2 SP-2
8'-6"
EXISTING STONE RETAINING WALL
BLUESTONE PAVER PATIO
4'-6"
W.P
442.0'
442.0'
21'-8"
NEW PRIVACY SCREEN TO MATCH EXISTING
442.0'
EX. GAS GRILL TO BE REMOVED AND RELOCATED
440
442
Stone Garden
1-STORY DWELLING w/ BASEMENT 51 BEECHDALE ROAD
EXISTING PLANTING BEDS TO BE RAISED TO MATCH NEW GRADES
440
RELOCATED PRIVACY SCREEN
451.0'
3'-0"x8'-0" CONC. GENERATOR/COND. PAD
A/C COND.
442.0'
450.5'
EX. WOOD DECK
447.0'
447.0'
EX. PLANTER TO BE RAISED
444.5'
MECH. EQUIP. SCREEN TO MATCH EXISTING
448.0'
447.0'
445.0'
EX. BLUESTONE PAVERS TO BE REUSED
NEW RETAINING WALL TO MATCH EXISTING
T.O.W. 447.0'
NEW RAISED PLANTER TO MATCH EXISTING
PROPERTY LINE
30'-8"
STONE TREE WELL
New Asphalt Driveway
12'-0"
442
EX. TREE TO BE RAISED
STONE TREE WELL
MASONRY RETAINING WALL
BUILDING SETBACK
LAWN
EXISTING BOULDERS TO BE RELOCATED BY LANDSCAPE ARCHITECT
PROPERTY LINE
444
BEECHDALE ROAD

### SITE PLAN

SCALE: 1"=10'

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N

| No. | Date | Revision |
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**Mingolello & Associates**
**ARCHITECTS, LLC**

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Shelton, CT 06484
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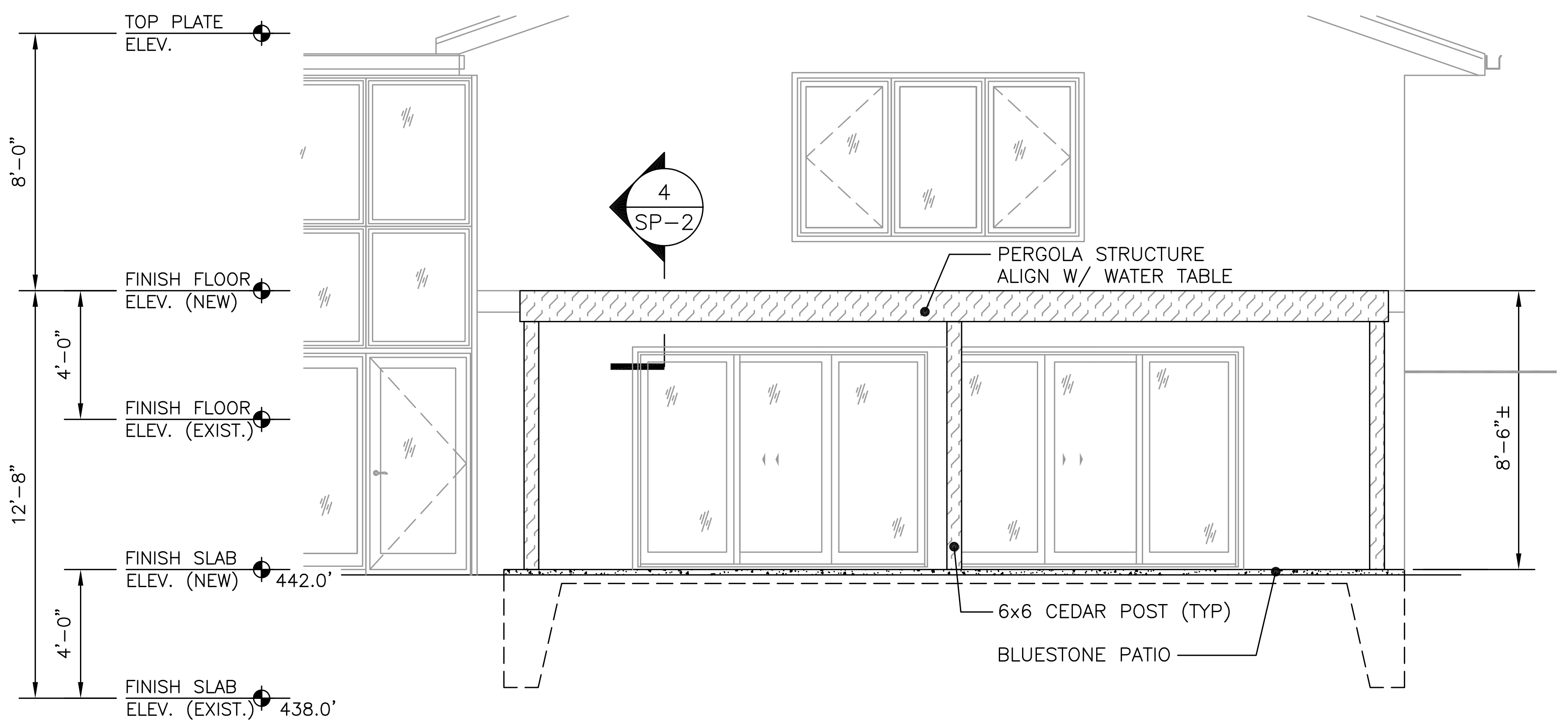
Project Title
### RENOVATIONS TO HOLLY RESIDENCE

51 BEECHDALE ROAD
DOBBS FERRY, NY

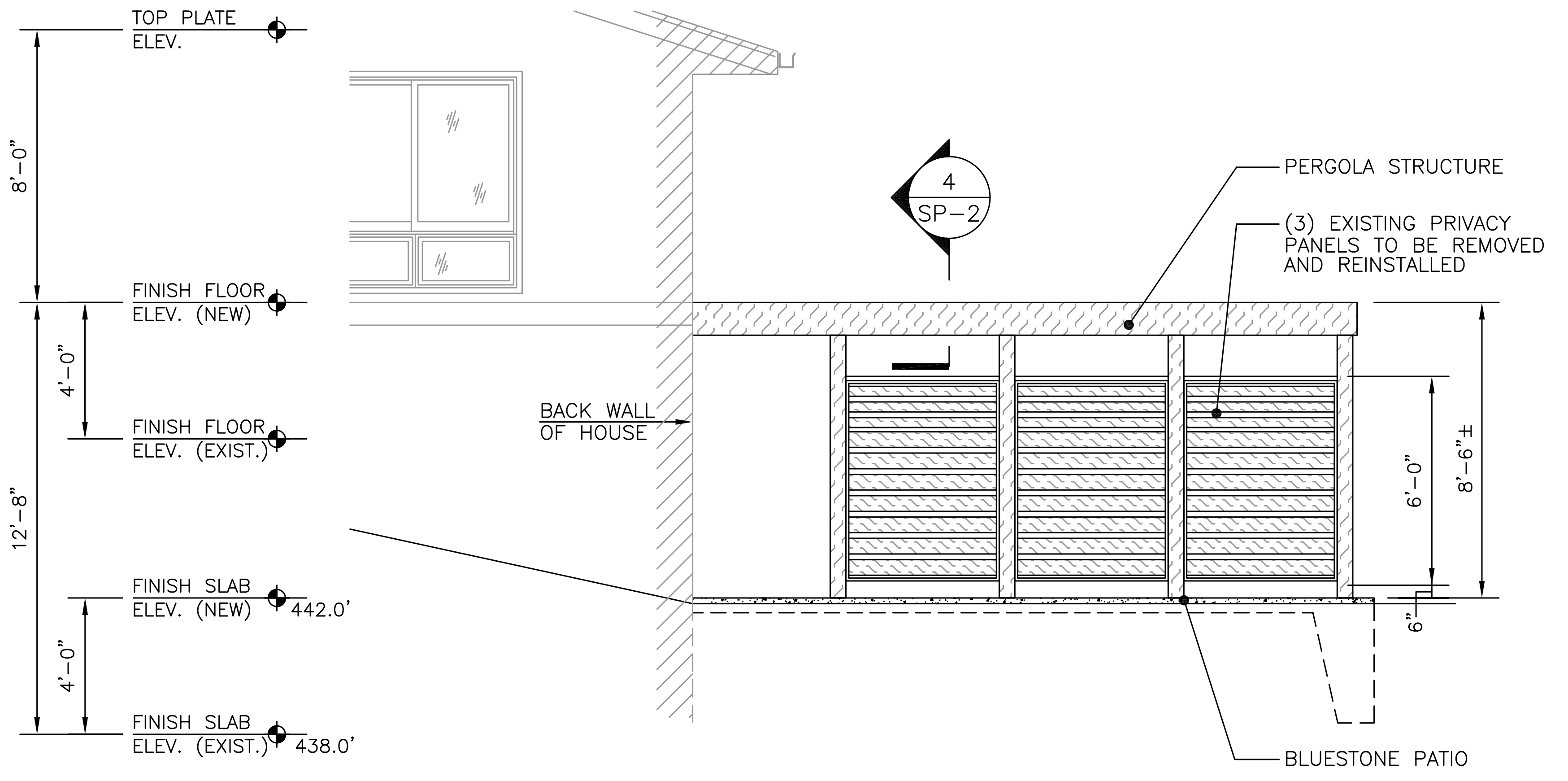
| Date | Dwn/Chkd |
|---|---|
| 11-17-21 | KF/AJM |
| Scale | Proj. No. |
| AS SHOWN | 4010 |

Drawing Title
### SITE PLAN

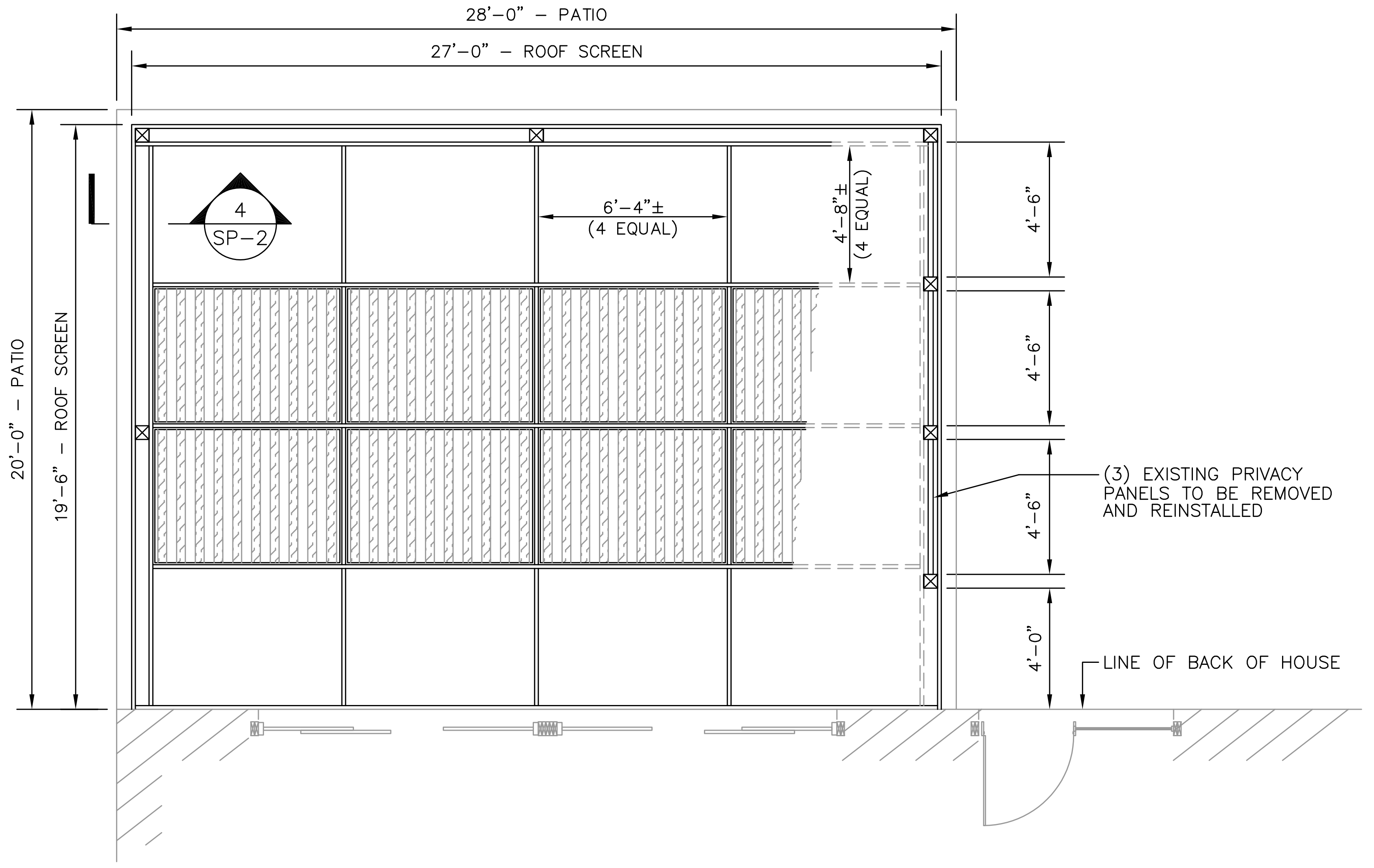
SP-1
of


TOP PLATE ELEV.
8'-0"
FINISH FLOOR ELEV. (NEW)
4'-0"
FINISH FLOOR ELEV. (EXIST.)
12'-8"
FINISH SLAB ELEV. (NEW) 442.0'
4'-0"
FINISH SLAB ELEV. (EXIST.) 438.0'
4 SP-2
PERGOLA STRUCTURE ALIGN W/ WATER TABLE
8'-6"±
6x6 CEDAR POST (TYP)
BLUESTONE PATIO

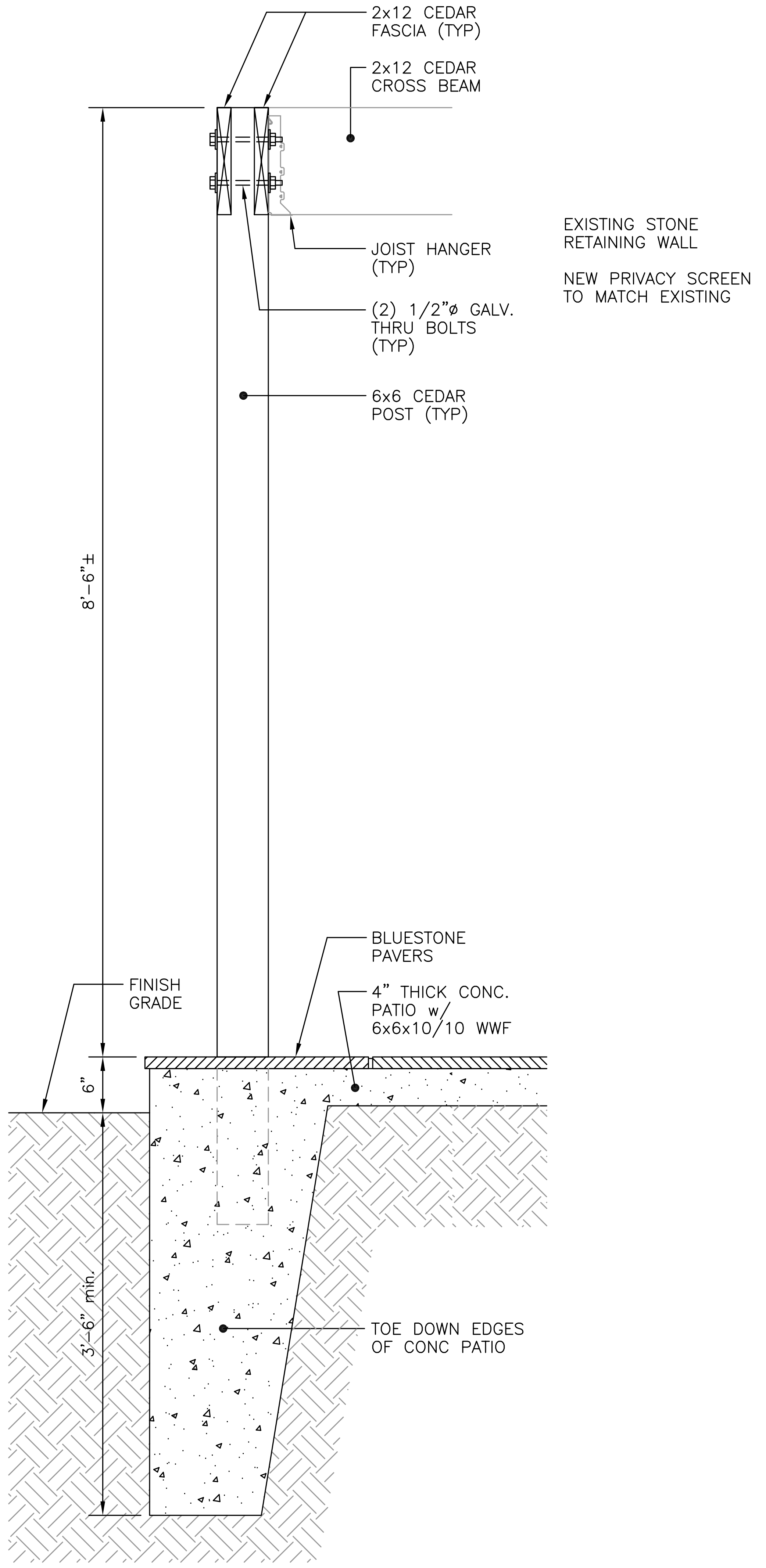
## 1 SP-2 REAR ELEVATION
SCALE: 1/4"=1'-0"


TOP PLATE ELEV.
8'-0"
FINISH FLOOR ELEV. (NEW)
4'-0"
FINISH FLOOR ELEV. (EXIST.)
12'-8"
FINISH SLAB ELEV. (NEW) 442.0'
4'-0"
FINISH SLAB ELEV. (EXIST.) 438.0'
4 SP-2
PERGOLA STRUCTURE
(3) EXISTING PRIVACY PANELS TO BE REMOVED AND REINSTALLED
BACK WALL OF HOUSE
6'-0"
8'-6"±
6"
BLUESTONE PATIO

## 2 SP-2 SIDE ELEVATION
SCALE: 1/4"=1'-0"



## 3 SP-2 PERGOLA PLAN
SCALE: 1/4"=1'-0"


2x12 CEDAR FASCIA (TYP)
2x12 CEDAR CROSS BEAM
EXISTING STONE RETAINING WALL
NEW PRIVACY SCREEN TO MATCH EXISTING
JOIST HANGER (TYP)
(2) 1/2"ø GALV. THRU BOLTS (TYP)
6x6 CEDAR POST (TYP)
8'-6"±
FINISH GRADE
BLUESTONE PAVERS
4" THICK CONC. PATIO w/ 6x6x10/10 WWF
6"
3'-6" min.
TOE DOWN EDGES OF CONC PATIO

## 4 SP-2 PERGOLA SECTION
SCALE: 1 1/2"=1'-0"

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SITE DETAILS

SP-2
of

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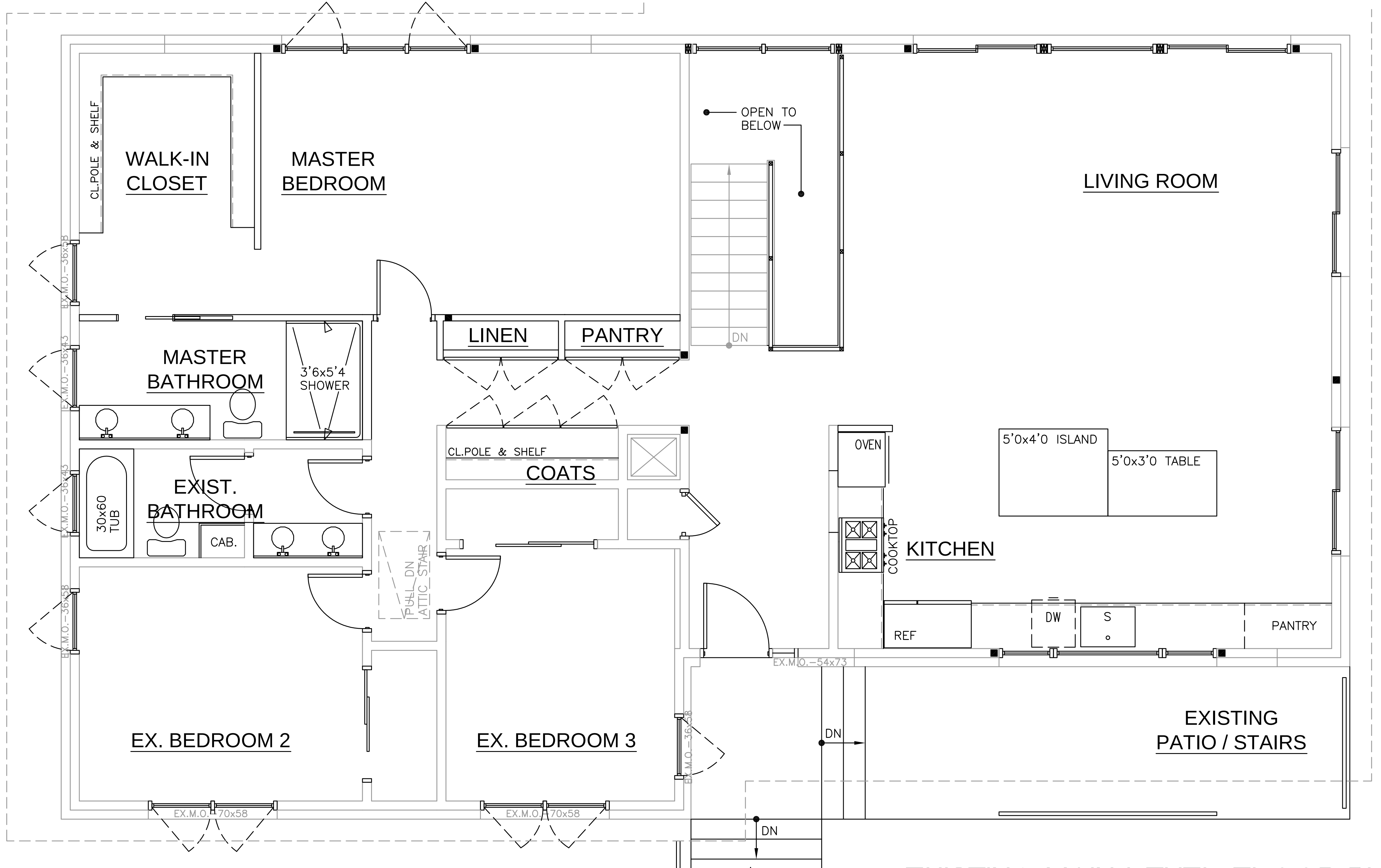
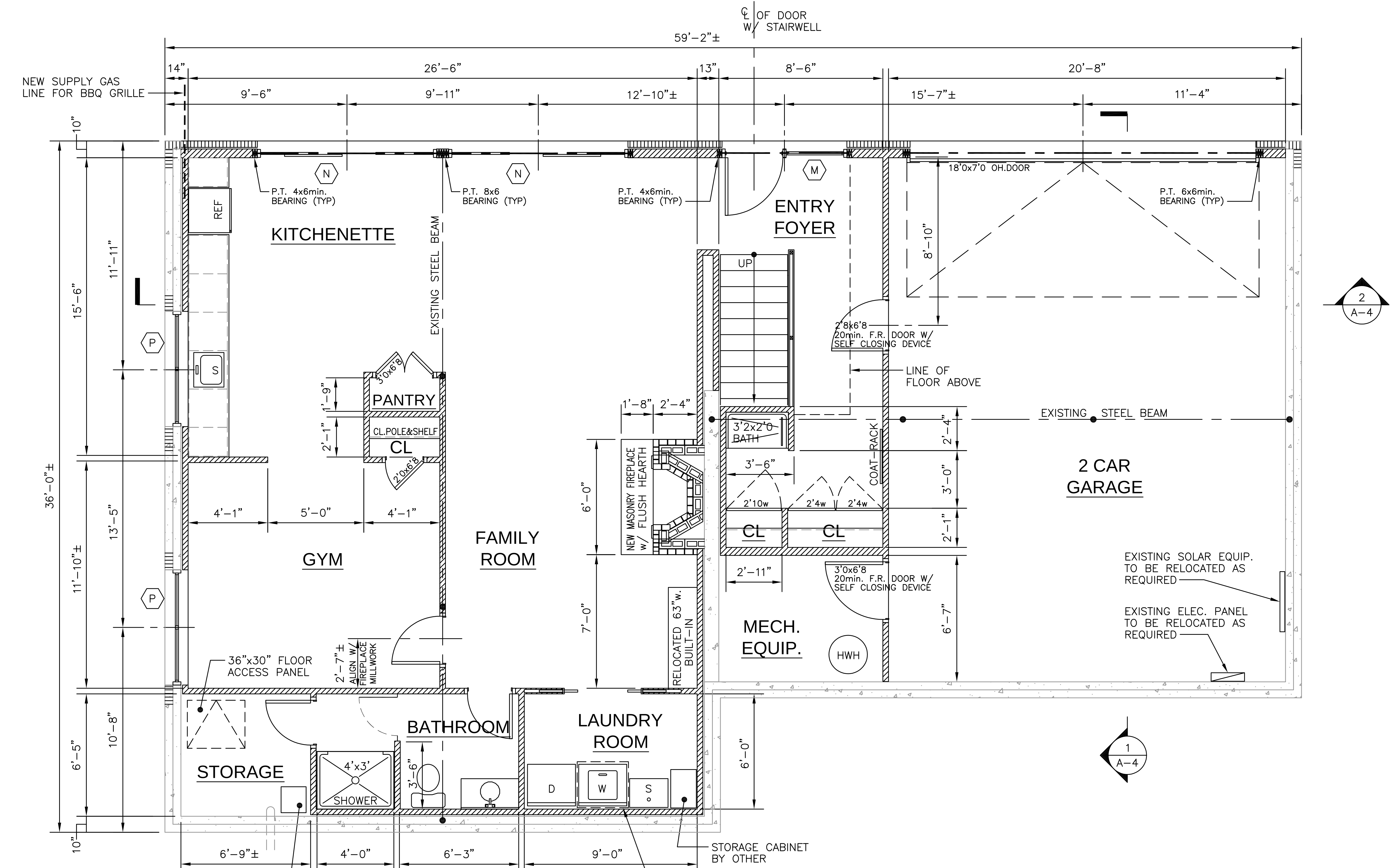


## EXISTING MAIN LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"



## LOWER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

N
PROJECT NORTH

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Drawing Title
FLOOR PLANS

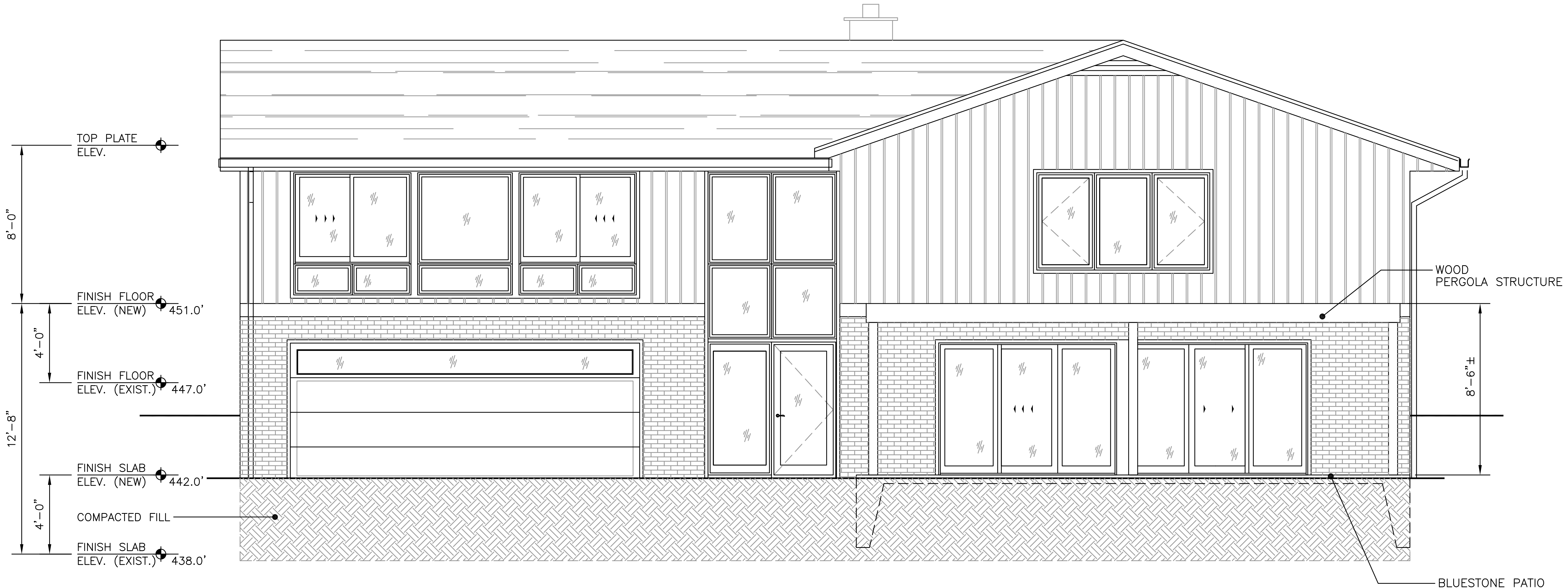
A-1
of

## GENERAL NOTES:

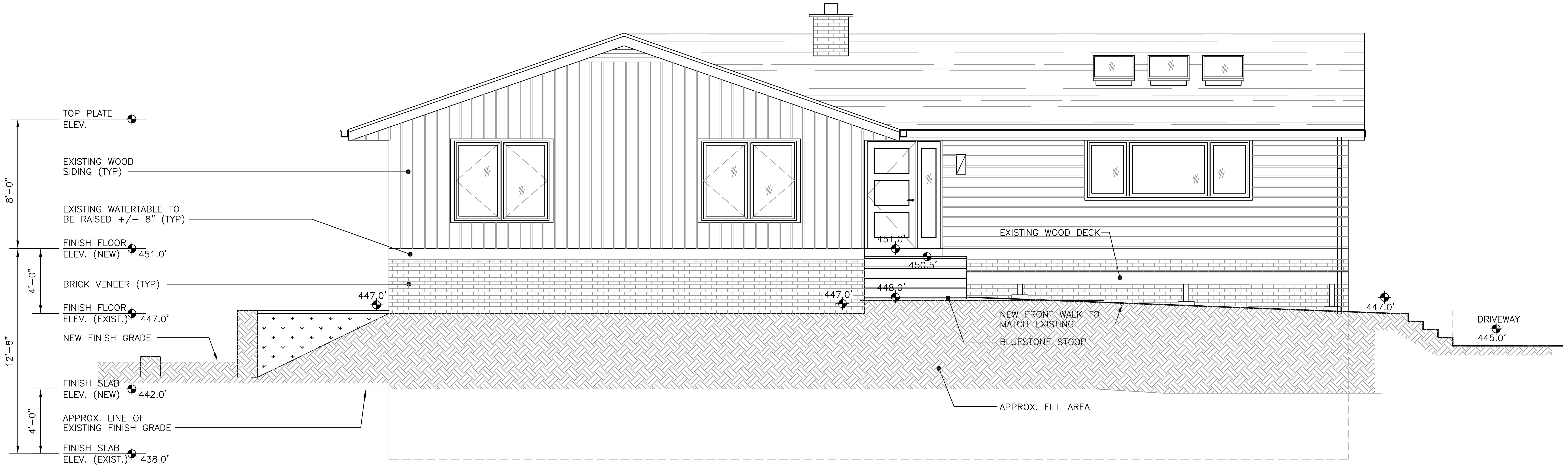
EXTERIOR FINISH SCHEDULE: MATCH / REUSE EXISTING

- EXISTING REUSE RED/ORANGE BRICK
- EXISTING PAINTED WOOD SIDING, BM 1631–MIDNIGHT OIL
- EXISTING REUSE FIELDSTONE RETAINING WALLS
- EXISTING NATURAL CEDAR SCREENS, DECKS, DOORS AND GARAGE DOORS
- EXISTING BLACK ALUMINUM BOX GUTTERS
- EXISTING REUSE LIGHT FIXTURES, WINDOWS AND DOORS

ALL LIGHTING SHALL COMPLY WITH SECTION 300–41



REAR ELEVATION
SCALE: 1/4"=1'–0"



FRONT ELEVATION
SCALE: 1/4"=1'–0"

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Drawing Title
ELEVATIONS

A–2
of

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## RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

TOP PLATE ELEV.
WOOD PERGOLA STRUCTURE
FINISH FLOOR ELEV. (NEW) 451.0'
FINISH FLOOR ELEV. (EXIST.) 447.0'
FINISH SLAB ELEV. (NEW) 442.0'
FINISH SLAB ELEV. (EXIST.) 438.0'
EXISTING WOOD SIDING TO REMAIN
EXISTING BRICK VENEER TO BE REMOVED AND REINSTALLED
447.0'
444.5'
442.0'
AREA TO BE FILLED
LINE OF EXISTING GRADE
MECH. EQUIP. SCREEN TO MATCH EXISTING
COMPACTED FILL (TYP)
LINE OF EXISTING GRADE
PROPERTY LINE
444.0'
BEECHDALE ROAD

## LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

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Drawing Title

ELEVATIONS

A-3

of

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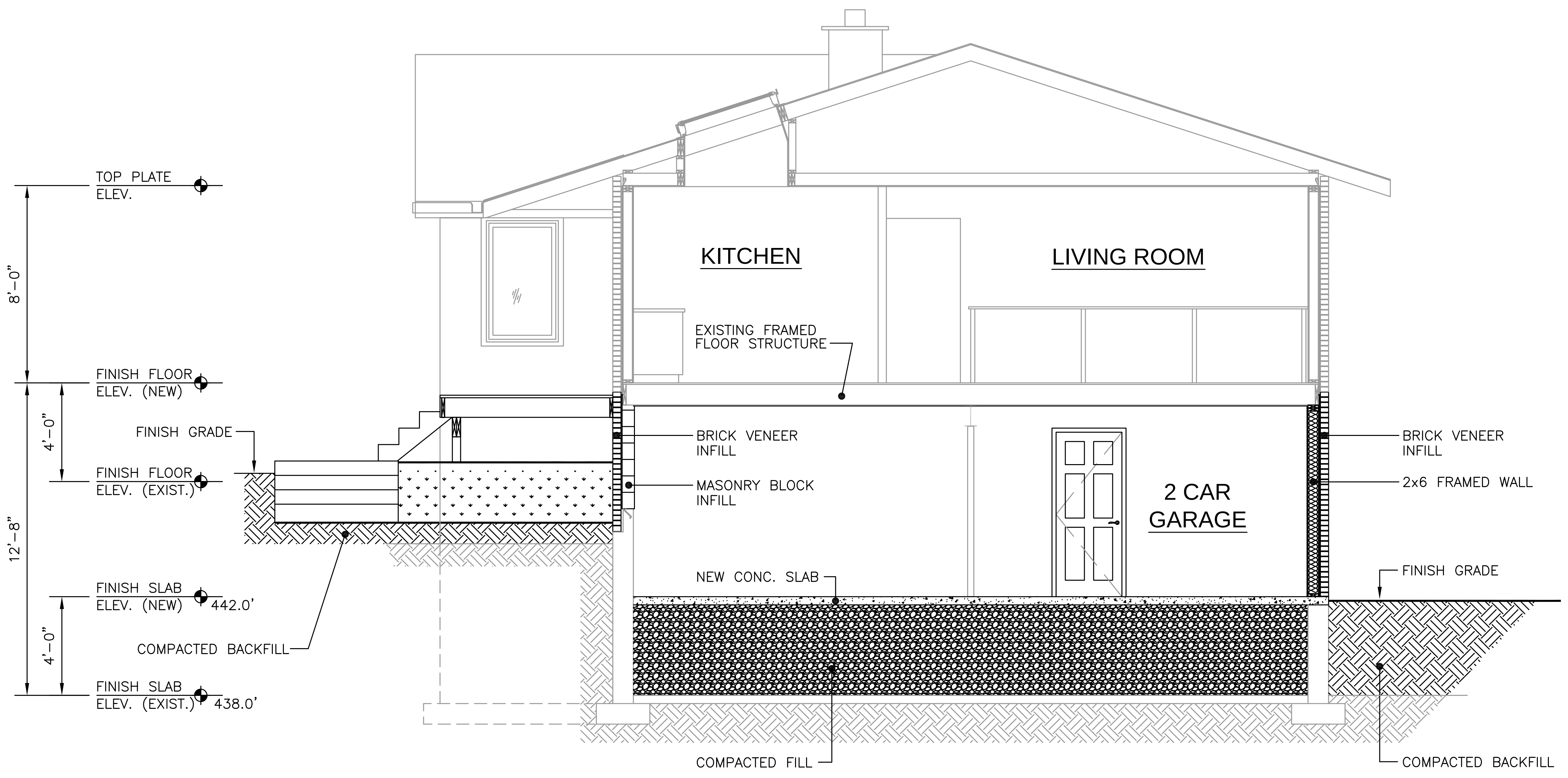
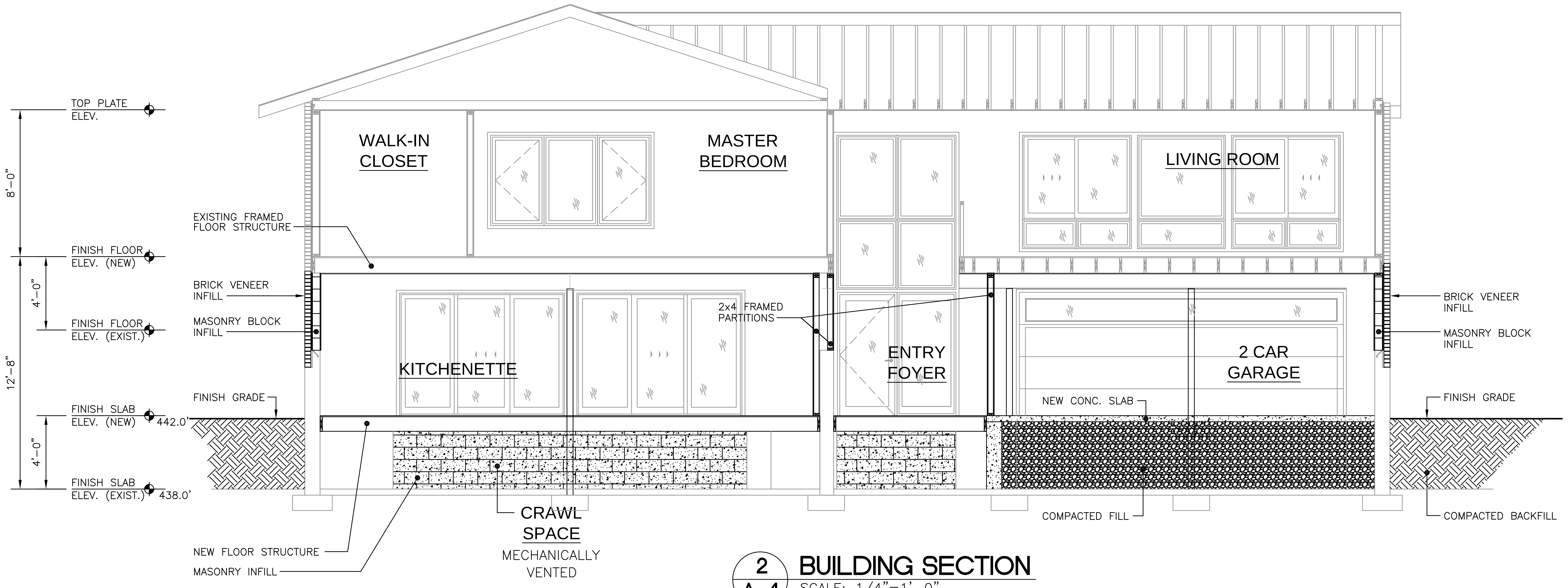


## 1/A-4 BUILDING SECTION
SCALE: 1/4"=1'-0"



## 2/A-4 BUILDING SECTION
SCALE: 1/4"=1'-0"

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Project Title
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## SECTIONS

A-4
of