CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

					·								
	WIND DESIGN				SEISMIC	SUBJECT TO DAMAGE FROM							
GROUND SNOW LOAD	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE	DESIGN CATEGORY (RCNY ONLY)	WEATHERING	FROST LINE DEPTH	TERMITE		ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 LBS / SQ.FT.	*SPECIAL WIND REGION	NO	YES	NO	С	SEVERE	42"	MODERATE TO HEAVY	4A	YES	**FIRM COMMUNITY PANEL NUMBER 360908	2000	51.6

- * 115 MPH to 120 MPH. the special wind region should serve as warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the dreived values taken from Section 1609 of the IBC and Figure R301.2 (4) A
- ** State if applicable. For flood hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available on the FIMA web site http://www.floodmap.floodsimple.com/

1. "THE VILLAGE ENGINEER AND BUILDING INSPECTOR MAY

DEEMED APPROPRIATE TO MITIGATE UNFORESEEN

SILTATION AND EROSION OF DISTURBED SOILS."

3. "NO DEMOLITION MATERIAL TO BE BURIED ON SITE."

POST A PERFORMANCE BOND OR OTHER TYPE OF

WITH CHAPTER 125 OF THE VILLAGE CODE.

REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF

2. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE

INSPECTOR FOR REVIEW PRIOR TO OBTAINING CERTIFICATE

SUBMITTED TO THE VILLAGE ENGINEER AND BUILDING

4. "ROCK REMOVAL BY BLASTING SHALL BE IN ACCORDANCE

5. "BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE

PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO

ACCEPTABLE MONETARY WARRANTY WHICH SHALL BE IN AN

AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE

GENERAL NOTES

OF OCCUPANCY.

VILLAGE ATTORNEY."

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS

			INCOLATION	TAND I LITE	THE TOTAL COLUMN	(LINEIVIO DI C	JOHN ONLIN			
CLIMATE ZONE	FENESTRATION U - FACTOR	SKYLIGHT U - FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R - VALUE	MASS WALL R - VALUE	FLOOR R - VALUE	BASEMENT WALL R - VALUE	SLAB R - VALUE & DEPTH	CRAWL SPACE WALL R - VALUE
		TA	BLE R402.1.1 INSU	JLATION AND	FENESTRATION	REQUIREMEN	TS BY COMP	ONENT		
4A	0.35	0.55	0.4	49	20 OR 13 + 5	8 / 13	19	10 / 13	10, 2 FT	10 /13
				TABLE R4	02.1.4 EQUIVALE	NT FACTORS				
4A	0.35	0.55		0.026	0.06	0.098	0.047	0.047	0.059	0.065

PROPOSED 8' TO EXCEED RAILROAD TIE 15 % SLOPE **RETAINING WALL** ± 1'-0" 3'-6" 1'-0" VARIES CURB-EXISTING CONCRETE SIDEWALK PLANTING STRIP STREET DRAINAGE PIPE GRAVEL-

SECTION - PROPOSED RETAINING WALL SCALE: 3/4" = 1'-0"

UNCHANGED

UNCHANGED

UNCHANGED

UNCHANGED

GRAPHIC SCALE IN FEET

GRADE NOT

RAILROAD TIE RETAINING WALL NOT TO EXCEED 30" IN HEIGHT			STERED ARCHITECT
PROPOSED 3'-0" HIGH PAINTED METAL RAILING BALUSTERS SPACED NO MORE THAN 3 7/8" APART	EXIST STEPS TO BE RE-BUILT IN PLACE		* 102.030
PROPOSED 8" WOOD RAILROAD TIE RETAINING WALL	PROPOSED 3'-0" HIGH PAINTED METAL RAILING		OF NEW
± 13'-10"	BALUSTERS SPACED NO MORE THAN 3 7/8" APART		
	NEW RETAINING WALLREPLACING PREVIOUS RETAINING WALL IN SIZE, HEIGHT, MATERIAL, CONSTRUCTION AND LOCATION	EXIST BRICK WALL	ARCHITECT 329 BROADWAY

GRAPHIC SCALE IN FEET

ALL LIGHTING SHALL COMPLY WITH SECTION 300-11.

ALL SURVEYING INFORMATION ON THIS DRAWING

IS TAKEN FROM A SURVEY DATED AUGUST 3, 2018

PREPARED BY:

JEFFREY W. DONELLON LSPC

347 EAST SEARSVILLE ROAD MONTGOMERY, N.Y. 19549

PROFESSIONAL LAND SURVEYOR



PAINTED METAL RAILING BE RE-BUILT IN PLACE BALUSTERS SPACED NO MORE THAN 3 7/8" APART PROPOSED 3'-0" HIGH PAINTED METAL RAILING BALUSTERS SPACED NO PROPOSED 8" WOOD — MORE THAN 3 7/8" APART PROPOSED 3'-0" HIGH-EXIST BRICK WALL RAILROAD TIE PAINTED METAL RAILING **RETAINING WALL BALUSTERS SPACED NO** MORE THAN 3 7/8" APART PROPOSED 8" WOOD RAILROAD TIE NEW RETAINING WALLREPLACING PREVIOUS RETAINING WALL **DRIVEWAY** RETAINING WALL IN SIZE, HEIGHT, MATERIAL, NOT TO EXCEED 5 CONSTRUCTION AND LOCATION

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

ELEVATION - PROPOSED STAIRS

SOUTHLAWN AVENUE

PROPOSED 8" WOOD

3'-6"

6'-0"

30" IN HEIGHT

PROPOSED NEW STAIRS

STONE W/ BLUESTONE

TREADS TO REPLACE

EXISTING STAIRS

EXISTING -

SIDEWALK

(UNCHANGED)

TIE BACK

(UNCHANGED)

AND DEADMAN

PROPERTY LOCATION: 58 COLONIAL AVENUE TAX ID No 3.120 - 112 - 4 OWNER: CHRISTOPHER KENNETH BRAY, CHELSEA GREENE BRAY 58 COLONIAL AVENUE DOBBS FERRY, NY 10522 ZONING DISTRICT OF - 5 UNITS REQUIREMENT REQUIRED/ **EXISTING** PROPOSED VARIANCE ALLOWED REQUESTED SQ.FT. MINIMUM NET LOT AREA 7,500 UNCHANGED MINIMUM LOT WIDTH FEET 110.00 UNCHANGED MINIMUM LOT DEPTH FEET 100 UNCHANGED MAX. LOT COVERAGE BY BUILDINGS 25 21.35 24.97 NO MAX. LOT COVERAGE BY IMPERVIOUS SURFACES NO 35.17 43.03 FEET MINIMUM FRONT YARD SETBACK UNCHANGED MAXIMUM FRONT YARD SETBACK FEET PREVAILING FEET MINIMUM REAR YARD SETBACK 24.7 UNCHANGED FEET MINIMUM SIDE YARD SETBACK EACH 11.7 UNCHANGED

58 COLONIAL AVENUE ZONING TABLE

FEET

FEET

TOTAL PROPOSED IMPERVIOUS COVERAGE SUBTOTAL A 1,877 PLUS SUBTOTAL B 318 = 2,195 / 8,790 = 24.97 %

NUMBER 2.5

NUMBER 2

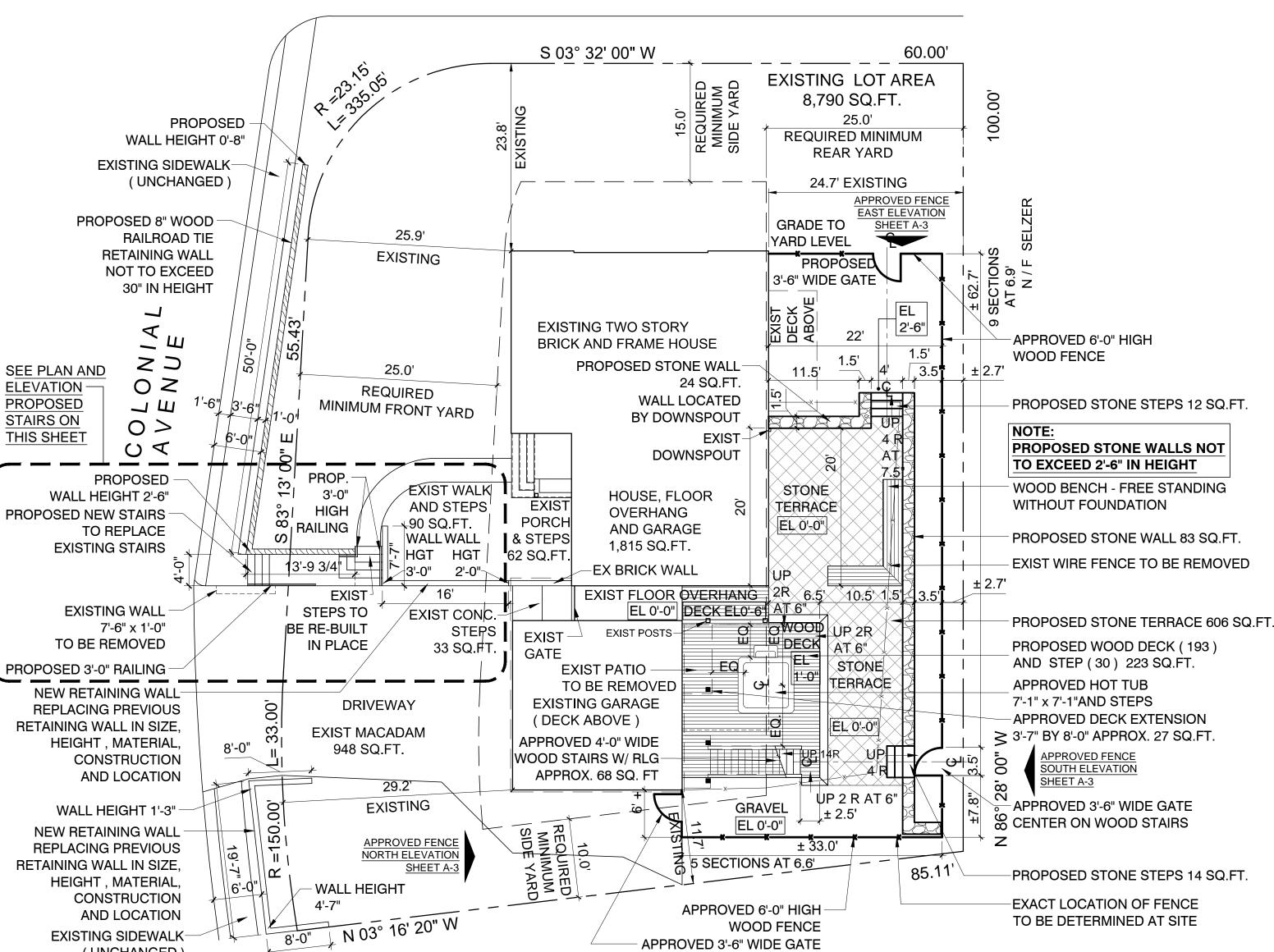
MINIMUM SIDE YARD SETBACK BOTH

OFF STREET PARKING

MAXIMUM HEIGHT (ROOF PITCH 0.25 TO 0.30)

	UNITS	EXISTING	PROPOSED
	OMITO	LAIGTING	THOTOGED
EXIST HOUSE, OVERHANG, GARAGE	SQ.FT.	1,815	
EXISTING PORCH AND STEPS	SQ.FT.	62	
	SUBTOTAL A EX	XISTING 1,877	
TOTAL EXISTING IMPERVIOU	S COVERAGE 1,877	/ 8,790 = 21.35 %	
PROPOSED DECK EXTENSION	SQ.FT.		27
PROPOSED STAIRS	SQ.FT.		68

	UNITS	EXISTING	PROPOSED
EXIST HOUSE, OVERHANG, GARAGE	SQ.FT.	1,815	
EXISTING PORCH AND STEPS	SQ.FT.	62	
EXISTING PATIO	SQ.FT.	144	
EXISTING WALK AND STEPS	SQ.FT.	90	
EXISTING CONCRETE STEPS	SQ.FT.	33	
EXISTING MACADAM	SQ.FT.	948	
SUBTO	OTAL A	EXISTING 3,092	
TOTAL EXISTING IMPERVIOUS COVE	RAGE 3,0	92 / 8,790 = 35.17 %	
EXISTING PATIO TO BE REMOVED	SQ.FT.	MINU	JS 144
PROPOSED WOOD DECK EXTENSION (ROOF DECK)	SQ.FT.		27
PROPOSED WOOD STAIRS	SQ.FT.		68
PROPOSED STONE WALLS	SQ.FT.	(24 + 83)	107
PROPOSED STONE STEPS	SQ.FT.	(12 + 14)	26
PROPOSED STONE TERRACE	SQ.FT.		606



APPROVED 3'-6" WIDE GATE

GRAPHIC SCALE IN FEET

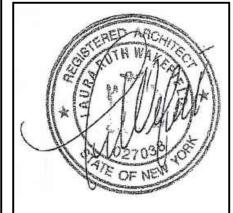
0 5 10

APPROVED FENCE WEST ELEVATION

SHEET A-3

N/F TURKEN

SITE PLAN



DOBBS FERRY, NY 10522 TEL: 914 693 6165 N.Y.S STATE LICENSE No. 27038

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GOTHAM DESIGN

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AND COMMUNITY DEVELOPMENT LTD.

329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093 Fax: (914) 693-5390 email: arch329@gmail.com

ISSUED / REVISIONS BUILDING PERMIT 10-11-2018 REVISED 10-19-2018 REMOVED PROPOSED SCREEN WALL RE-SUBMITTED FOR BUILDING PERMIT 10-19-2018 AHRB SUBMISSION 11-15-2018 REVISED 12-14-2018 RELOCATED WOOD FENCE REVISED 07-28-2020 ADDED RETAINING WALLS IN

FRONT OF HOUSE SUBMITTED TO 08-03-2020 BOARD OF TRUSTEES SUBMITTED TO 08-13-2020 PLANNING BOARD AND AHRB REVISED 09-03-2020 ADDED PLAN AND ELEVATION OF PROPOSED STAIRS

SUBMITTED TO AHRB 09-03-2020 REVISED 10-01-2020 ADDED STONE WALLS, STEPS, TERRACE,WOOD DECK

SHEET TITLE: SITE PLAN **ZONING, IMPERVIOUS** COVERAGE AND FLOOR **AREA TABLES**

DRAWN BY: 10-11-18 MB SCALE: CHECKED BY: AS NOTED | PRS

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