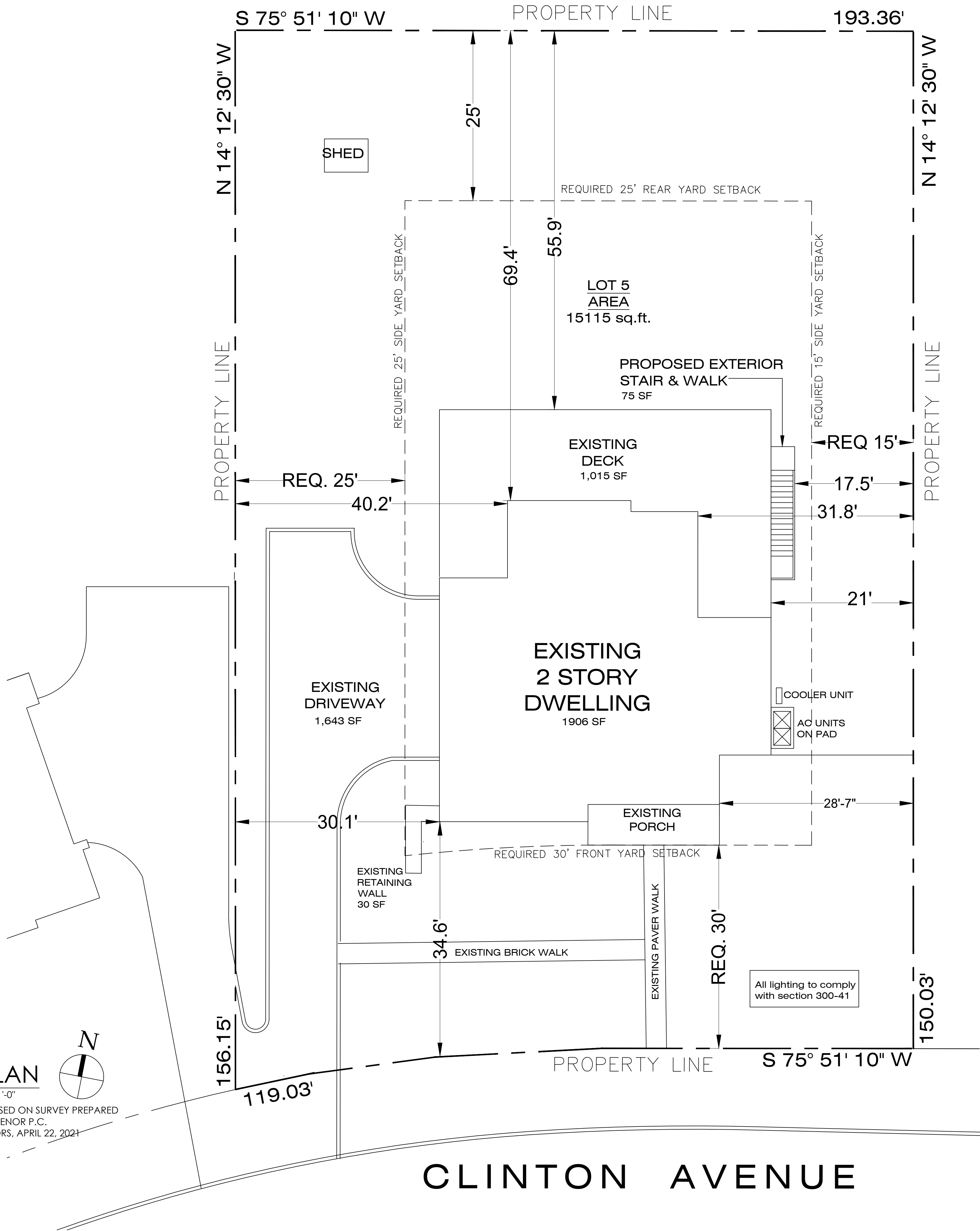
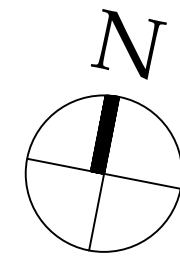


SITE PLAN

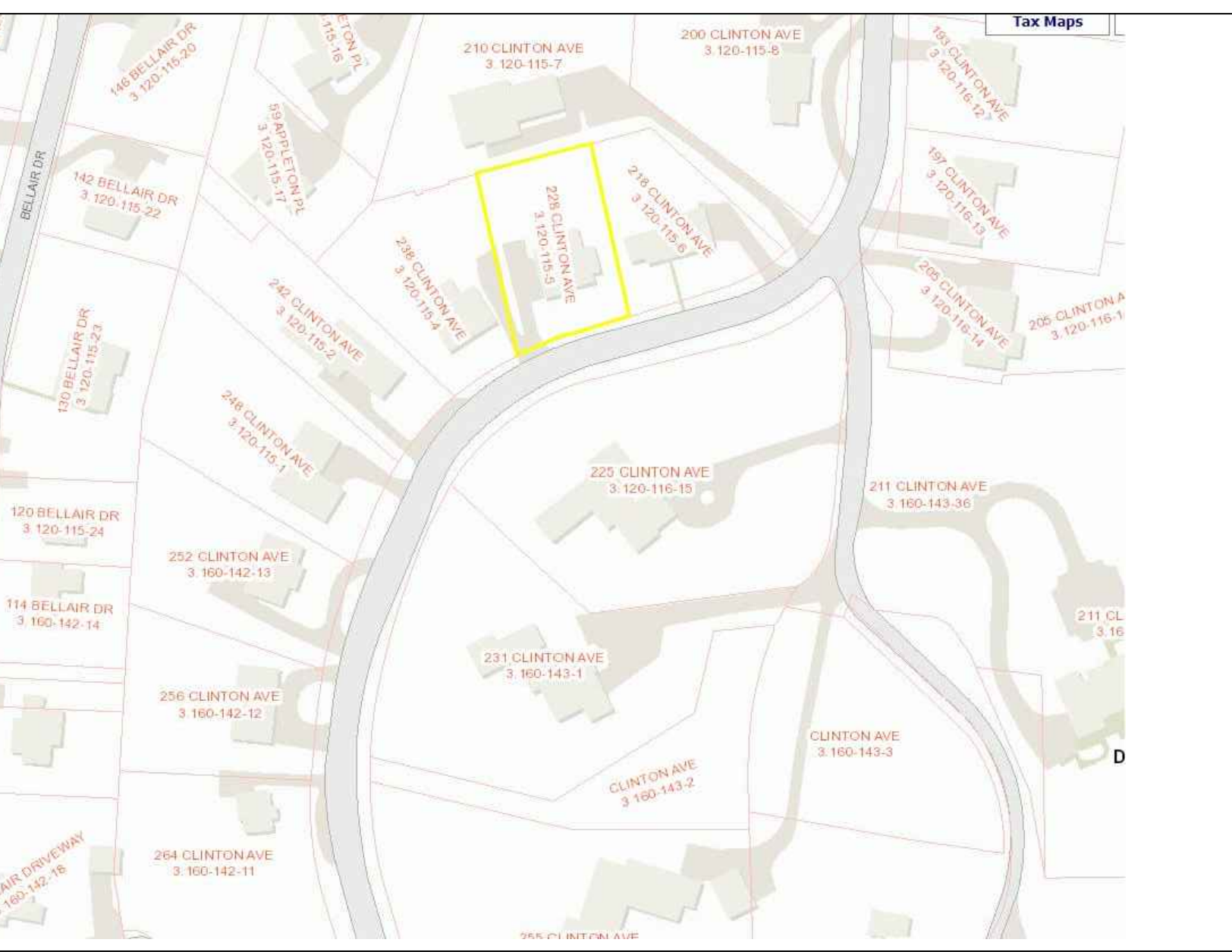
SCALE: 1/8" = 1'-0"
SITE PLAN IS BASED ON SURVEY PREPARED
BY GABRIEL E. SENOR P.C.
LAND SURVEYORS, APRIL 22, 2021



SITE FOR ZONING COMPLIANCE

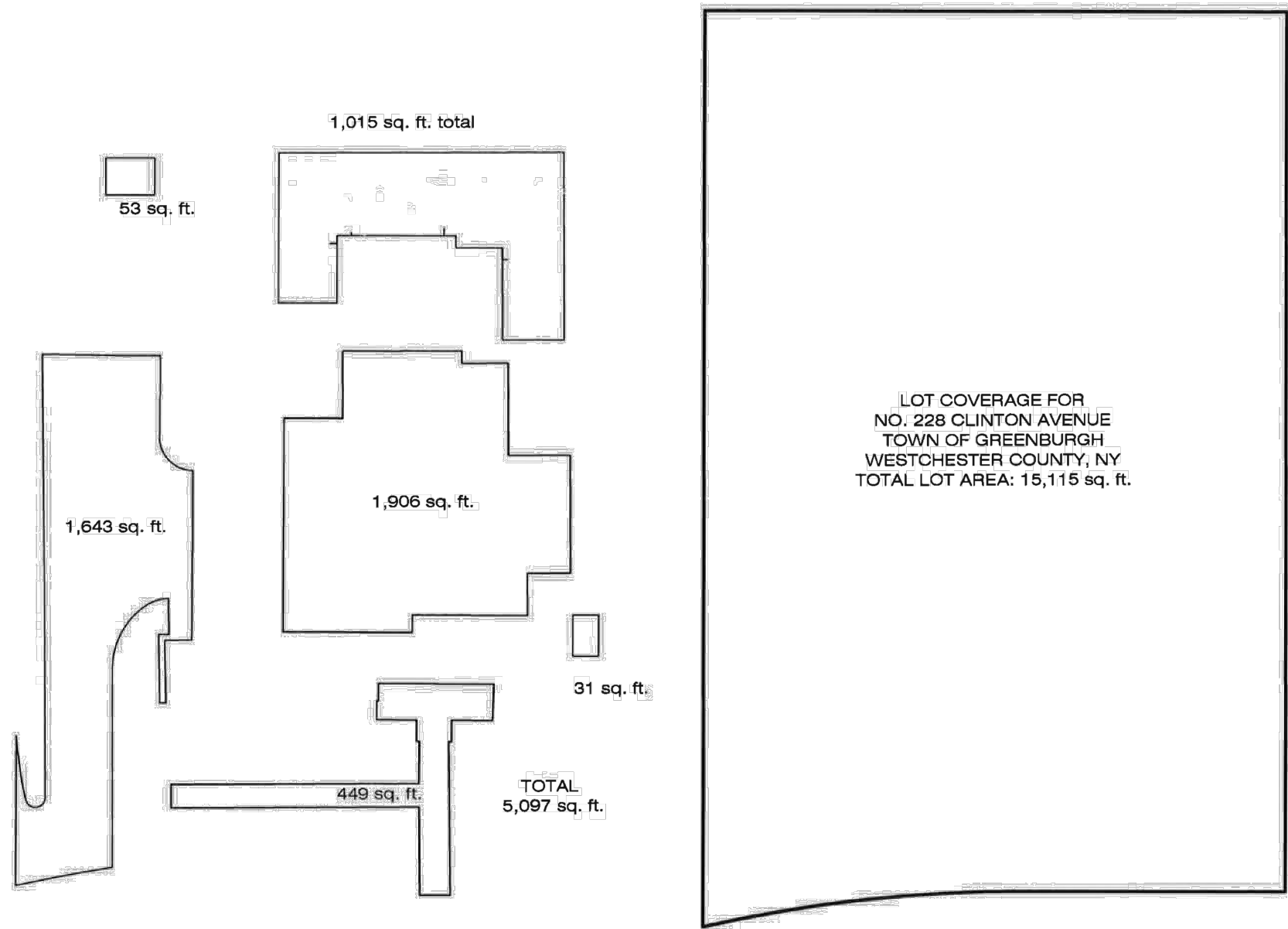
OWNER: RICHARD & JEANNE ROSENBLATT	SHEET: 3	SURVEYED BY: GABRIEL E. SENOR, P.C.	
ZONING DISTRICT: OF-3	BLOCK: 120.115	SURVEY DATE: NOVEMBER 23, 2013	
PRESENTLY CONFORMING: YES	LOT: 5	MUNICIPALITY: DOBBS FERRY	
	<u>REQ. CODE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
<u>ZONING DISTRICT USE</u>	One Family	One Family	One Family
<u>MINIMUM LOT SIZE</u>	15,000 SF	15,115 SF	15,115 SF
<u>MINIMUM LOT WIDTH</u>	100 FT	119 FT	119 FT
<u>MAXIMUM BUILDING COVERAGE</u>	20% (3,023 SF)	12.6% (1,906 SF)	13.0% (1,969 SF)
<u>MAXIMUM IMPERVIOUS COVERAGE</u> <u>ALL SURFACES INCLUDING</u>	40% (6,046 SF)	STRUCTURE 1,906 SF (INCL. PORCH) DECK 1,015 SF	STRUCTURE 1,969 SF DECK 1,015 SF
BUILDINGS, DECKS, PORCHES, WALLS, & STEPS		SHED 53 SF WALKS, STEPS 449 SF CONDENSER 31 SF	SHED 53 SF WALKS, STEPS 449 SF CONDENSER 31 SF PROPOSED STAIR 63 SF PROPOSED WALK 12 SF
		TOTAL 3,462 SF / 22.9%	TOTAL 3,537 / 23.4%
		DRIVEWAY 1,643 SF	DRIVEWAY 1,643 SF
		TOTAL WITH DRIVEWAY 5,097 SF / 33.7 %	TOTAL WITH DRIVEWAY 5,172 SF / 34.2%
<u>SETBACK DIMENSIONS</u>			
Front	30 FT	34.6 FT	34.6 FT
Rear	25 FT	69.4 FT	69.4 FT
Side 1	15 FT	21.0 FT	21.0 FT
Side 1 & 2	40 FT	51.1 FT	51.1 FT
<u>MAXIMUM HEIGHT</u>	2.5 STORIES	2.5 STORIES	2.5 STORIES

LOCATION MAP



COVERAGE CALCULATIONS

PREPARED BY GABRIEL E. SENOR P.C.
LAND SURVEYORS, APRIL 22, 2021



CGA
studio
ARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N . Y . 1 0 7 0 6
9 1 4 . 4 7 8 . 0 7 9 9
c g @ c g a s t u d i o . c o m
christinagriffinarchitect.com

DECK STAIR at the
ROSENBLATT RESIDENCE
228 CLINTON AVENUE, DOBBS FERRY, NY 10522

Project Submitted
BUILDING PERMIT SUB. 3-11-22
AHRB SUBMISSION 6-3-22



Scale As Shown
Drawing Title
SITE PLAN
RAILING DETAIL

S-1

Sheet Number