

## SECTION - PROPOSED RETAINING WALL

SCALE : 3/4" = 1'-0"

GRAPHIC SCALE IN FEET

0 1 2

58 COLONIAL AVENUE ZONING TABLE					
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				
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUESTED
MINIMUM NET LOT AREA	SQ.FT.	7,500	8,790	UNCHANGED	
MINIMUM LOT WIDTH	FEET	75	110.00	UNCHANGED	
MINIMUM LOT DEPTH	FEET	100	84.00	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	25	21.35	22.43	NO
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	44	35.17	39.84	NO
MINIMUM FRONT YARD SETBACK	FEET	25	25.9	UNCHANGED	
MAXIMUM FRONT YARD SETBACK	FEET	PREVAILING			
MINIMUM REAR YARD SETBACK	FEET	25	24.7	UNCHANGED	
MINIMUM SIDE YARD SETBACK EACH	FEET	10	11.7	UNCHANGED	
MINIMUM SIDE YARD SETBACK BOTH	FEET	25	35.3	UNCHANGED	
STORIES	NUMBER	2.5	2	UNCHANGED	
MAXIMUM HEIGHT ( ROOF PITCH 0.25 TO 0.30 )	FEET	33	28	UNCHANGED	
OFF STREET PARKING	NUMBER	2	2	UNCHANGED	

58 COLONIAL AVENUE BUILDING COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
EXIST HOUSE, OVERHANG, GARAGE	SQ.FT.	1,815	
EXISTING PORCH AND STEPS	SQ.FT.	62	
SUBTOTAL A EXISTING		1,877	
TOTAL EXISTING IMPERVIOUS COVERAGE		1,877 / 8,790 = 21.35 %	
PROPOSED DECK EXTENSION	SQ.FT.		27
PROPOSED STAIRS	SQ.FT.		68
SUBTOTAL B		95	
TOTAL PROPOSED IMPERVIOUS COVERAGE		SUBTOTAL A 1,877 PLUS SUBTOTAL B 95 = 1,972 / 8,790 = 22.43 %	

58 COLONIAL AVENUE IMPERVIOUS COVERAGE TABLE			
	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	
SUBTOTAL A EXISTING		3,092	
TOTAL EXISTING IMPERVIOUS COVERAGE		3,092 / 8,790 = 35.17 %	
PROPOSED PATIO EXTENSION	SQ.FT.		410
SUBTOTAL B		410	
TOTAL PROPOSED IMPERVIOUS COVERAGE		SUBTOTAL A 3,092 PLUS SUBTOTAL B 410 = 3,502 / 8,790 = 39.84 %	

### GENERAL NOTES

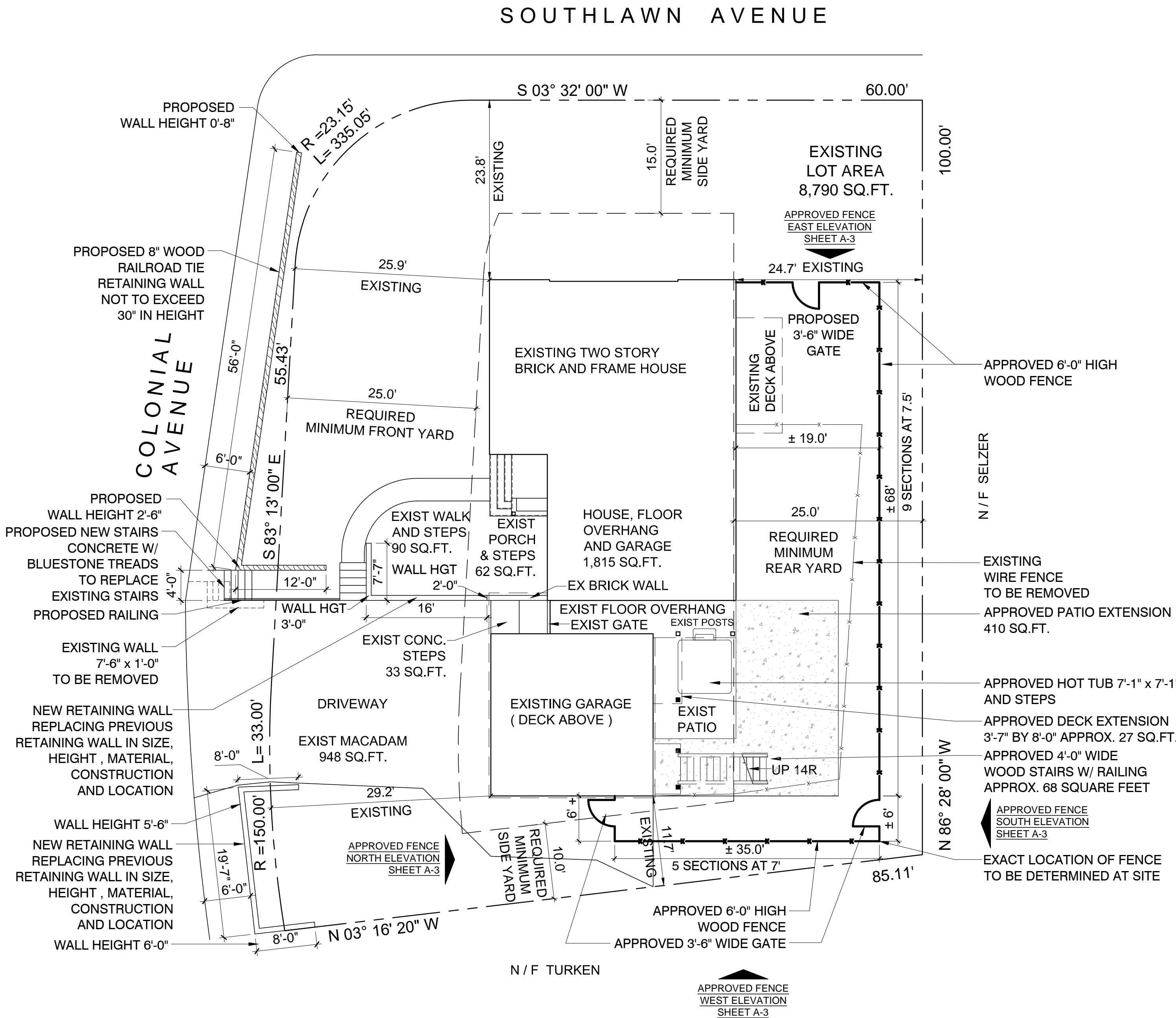
- "THE VILLAGE ENGINEER AND BUILDING INSPECTOR MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS."
- "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER AND BUILDING INSPECTOR FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
- "NO DEMOLITION MATERIAL TO BE BURIED ON SITE."
- "ROCK REMOVAL BY BLASTING SHALL BE IN ACCORDANCE WITH CHAPTER 125 OF THE VILLAGE CODE.
- "BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OR OTHER TYPE OF 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 VILLAGE ATTORNEY."

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
GROUND SNOW LOAD	WIND DESIGN					SUBJECT TO DAMAGE FROM						
	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY (RCMY ONLY)	WEATHERING	FROST LINE DEPTH	TERMITE	CLIMATE ZONE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
30 LBS / SQ.FT.	*SPECIAL WIND REGION	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	4A	YES	**FIRM COMMUNITY PANEL NUMBER 300908	2000

\* 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 derived values taken from Section 1609 of the IBC and Figure R301.2 (4) A of the IRC are likely to occur and should be considered in the design.

\*\* 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 FEMA web site <http://www.floodmap.floodsimple.com/>

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS									
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
TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT									
4A	0.35	0.55	0.4	49	20 OR 13 + 5	8 / 13	19	10 / 13	10 , 2 FT
TABLE R402.1.4 EQUIVALENT FACTORS									
4A	0.35	0.55		0.026	0.06	0.098	0.047	0.047	0.059



NOTE:  
ALL LIGHTING SHALL COMPLY WITH SECTION 300-11.4

ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED AUGUST 3, 2018  
PREPARED BY:  
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N.Y.S STATE LICENSE  
No. 27038

PROJECT TITLE:  
**CHRIS AND CHELSEA BRAY**

58 COLONIAL AVENUE  
DOBBS FERRY, NEW YORK 10522

PROJECT NO.: **1804**

**GOTHAM DESIGN**  
AND COMMUNITY DEVELOPMENT LTD.

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### 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	

### SHEET TITLE:

**SITE PLAN  
ZONING, IMPERVIOUS  
COVERAGE AND FLOOR  
AREA TABLES**

DATE: <b>10-11-18</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

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