

13 ENGLISH LANE

DOBBS FERRY, N Y 1 0 5 2 2

C H R I S T I N A G R I F F I N A R C H I T E C T P C

1 2 S p r i n g S t r e e t , H a s t i n g s - o n - H u d s o n , N Y 1 0 7 0 6

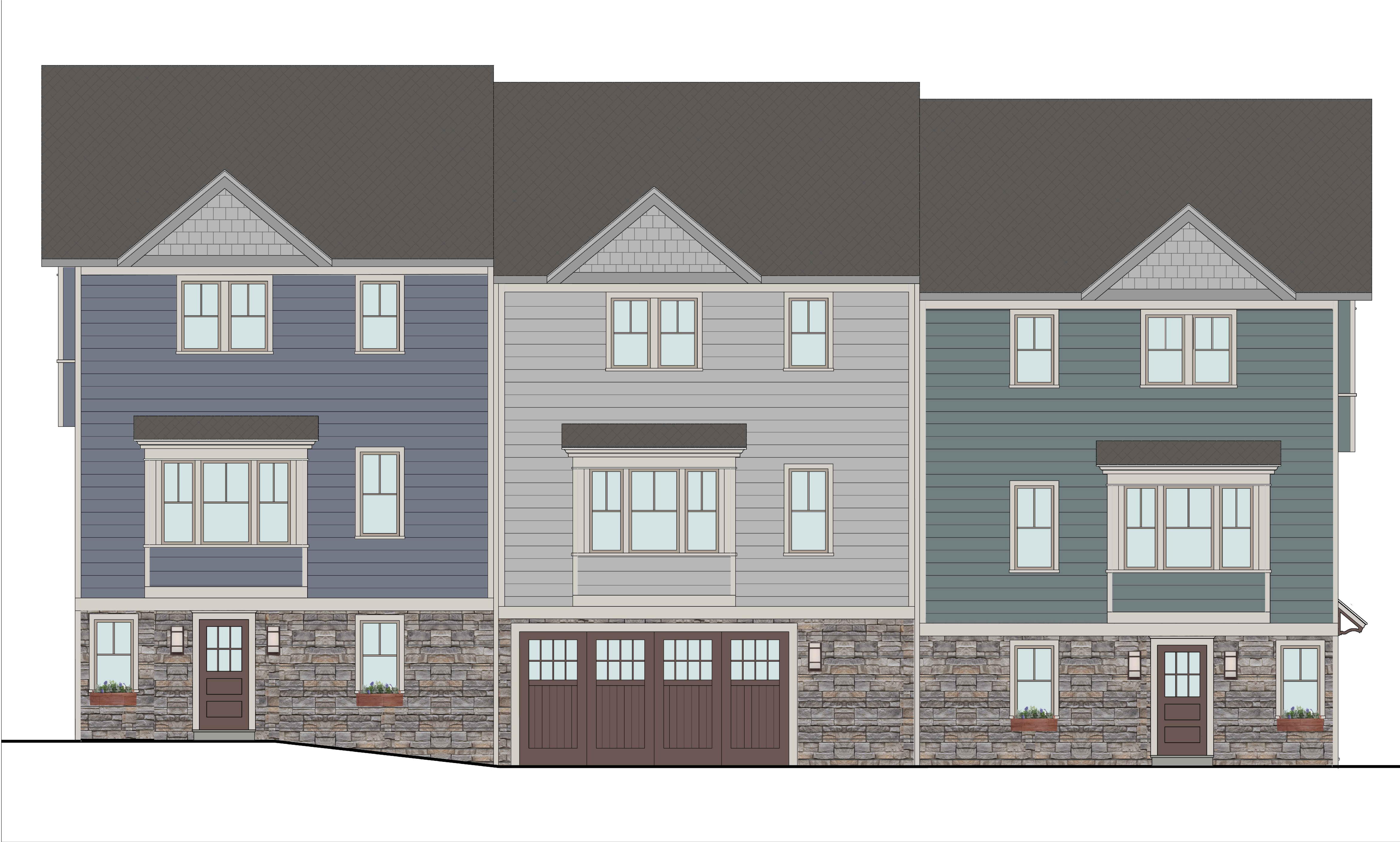


TABLE OF ZONING DATA				ZONING DISTRICT: DT	3.90 - 52 -21
	REQUIRED	EXISTING	PROPOSED		
LOT AREA	N/A	6,320 SF	6,320 SF		
LOT COVERAGE - BUILDING	MAX 60%	N/A	(49.5%) 3,070 FT		
LOT COVERAGE - IMPERVIOUS	MAX 80 %	N/A	(52.4%) 3,310 FT		
BUILDING HEIGHT	35 FT (3 STORIES) *	N/A	35 FT (3 STORIES)		
MIN. UNIT SIZE	600 SF	N/A	2,070 SF		
FRONT YARD SETBACK	0 FT	N/A	5'-0" FT 9'-6" FT TO GARAGE		
REAR YARD SETBACK	25 FT	N/A	19'-4" *		
SIDE YARD SETBACK	5 FT	N/A	5'-0" FT		
BOTH SIDE YARD SETBACK	10 FT	N/A	14'-8" FT		
OWNER: ANDREW CORTESE ZONING DISTRICT: DT PRESENTLY CONFORMING: YES		SECTION: 3.90 BLOCK: 52 LOT: 21		SURVEYED BY: SUMMIT LAND SURVEYING P.C. / RAKESH BEHAL PLS SURVEY DATE: APRIL 22, 2020 MUNICIPALITY: DOBBS FERRY	

DATES	
BAR SUBMISSION	05-19-20
PLANNING BOARD SUBMISSION	08-13-20
REV PLANNING BOARD SUBMISSION	10-01-20
REV PLANNING BOARD SUBMISSION	10-15-20

LIST OF DRAWINGS	
TITLE SHEET	COLOR SCHEME, LIST OF DRAWINGS, DATES
S-1	ZONING DATA, AREA MAP, PHOTOS OF EXISTING
S-2	SURVEY OF EXISTING CONDITIONS
S-3	PROPOSED SITE PLAN
A-1	GROUND FLOOR PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	FRONT ELEVATION
A-5	REAR ELEVATION
A-6	SIDE ELEVATIONS
A-7	STREETSCAPE



AREA MAP
SCALE: NTS



PHOTOS OF EXISTING CONDITIONS

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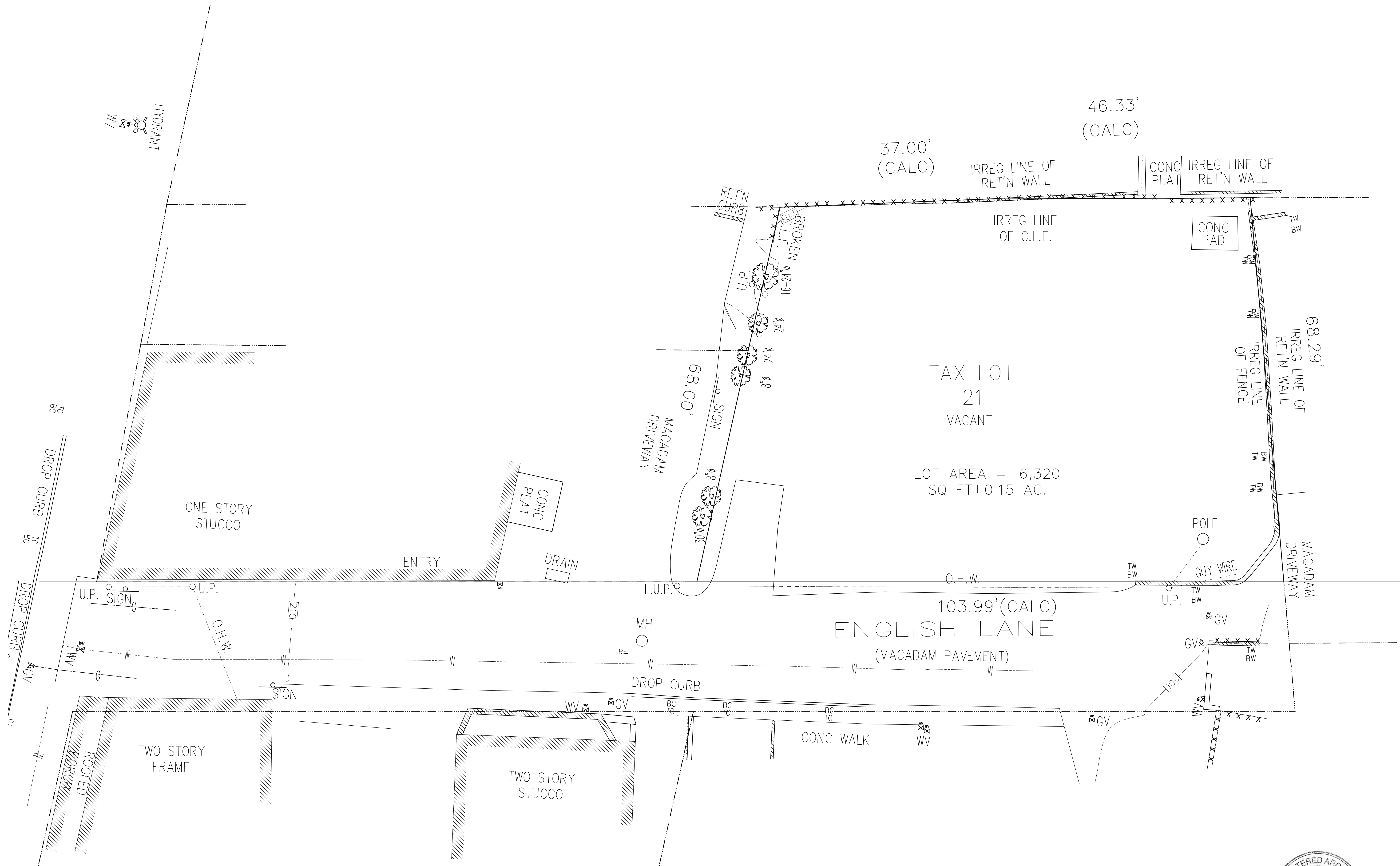
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Drawing Title
ZONING DATA
AREA MAP
PHOTOS OF EXISTING

BUILDING PERMIT SUBMISSION 05-19-20
PLANNING BOARD SUBMISSION 08-13-20
PLANNING BOARD SUBMISSION 10-01-20
PLANNING BOARD SUBMISSION 10-08-20

Scale
AS SHOWN

S-1



SURVEY OF EXISTING CONDITIONS

SCALE: 1/8" = 1'-0"



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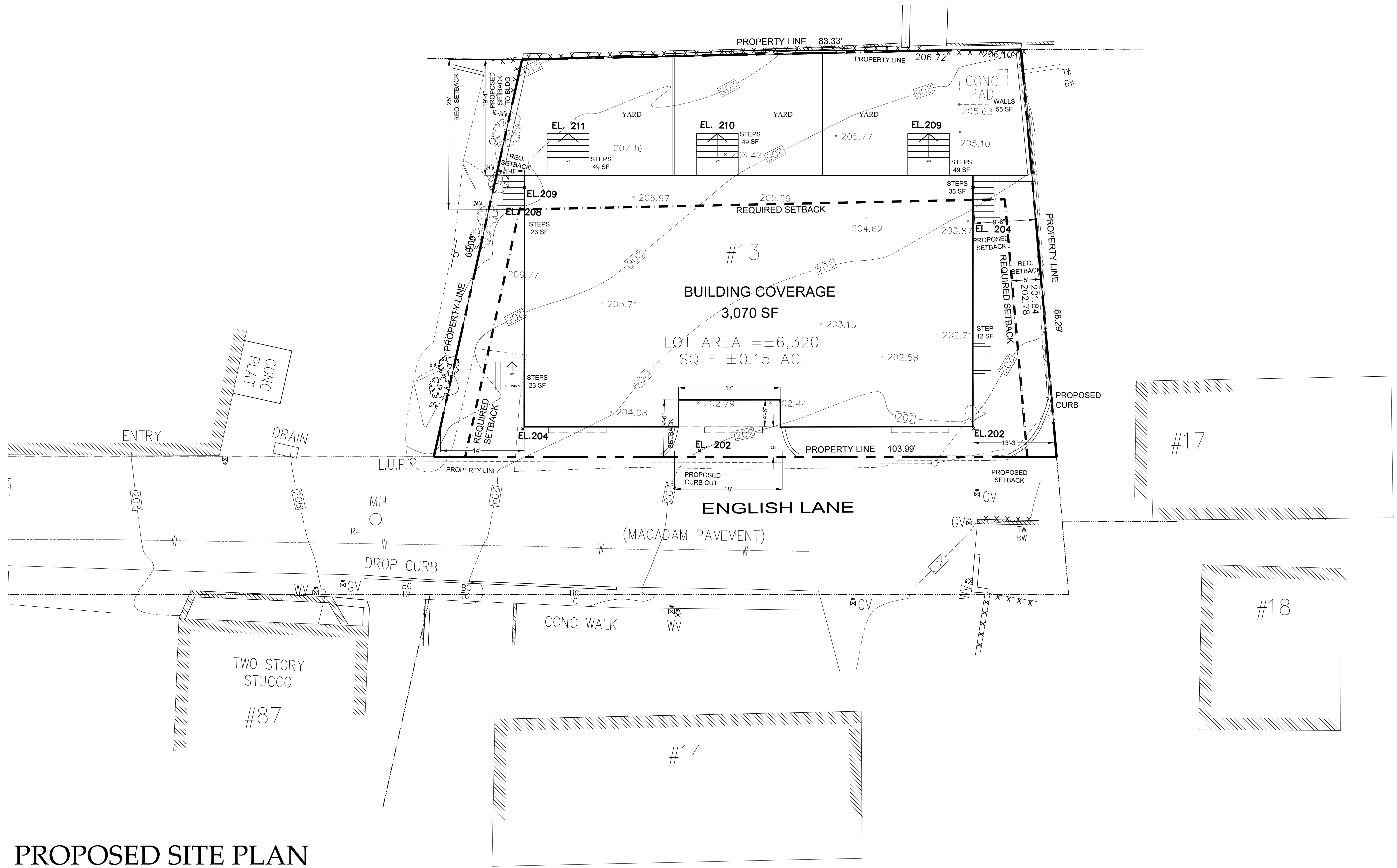
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BUILDING PERMIT SUBMISSION 05-21-20
PLANNING BOARD SUBMISSION 08-13-20
PLANNING BOARD SUBMISSION 10-01-20
PLANNING BOARD SUBMISSION 10-15-20

Drawing Title
EXISTING SURVEY

Scale:
AS SHOWN

S-2



PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"



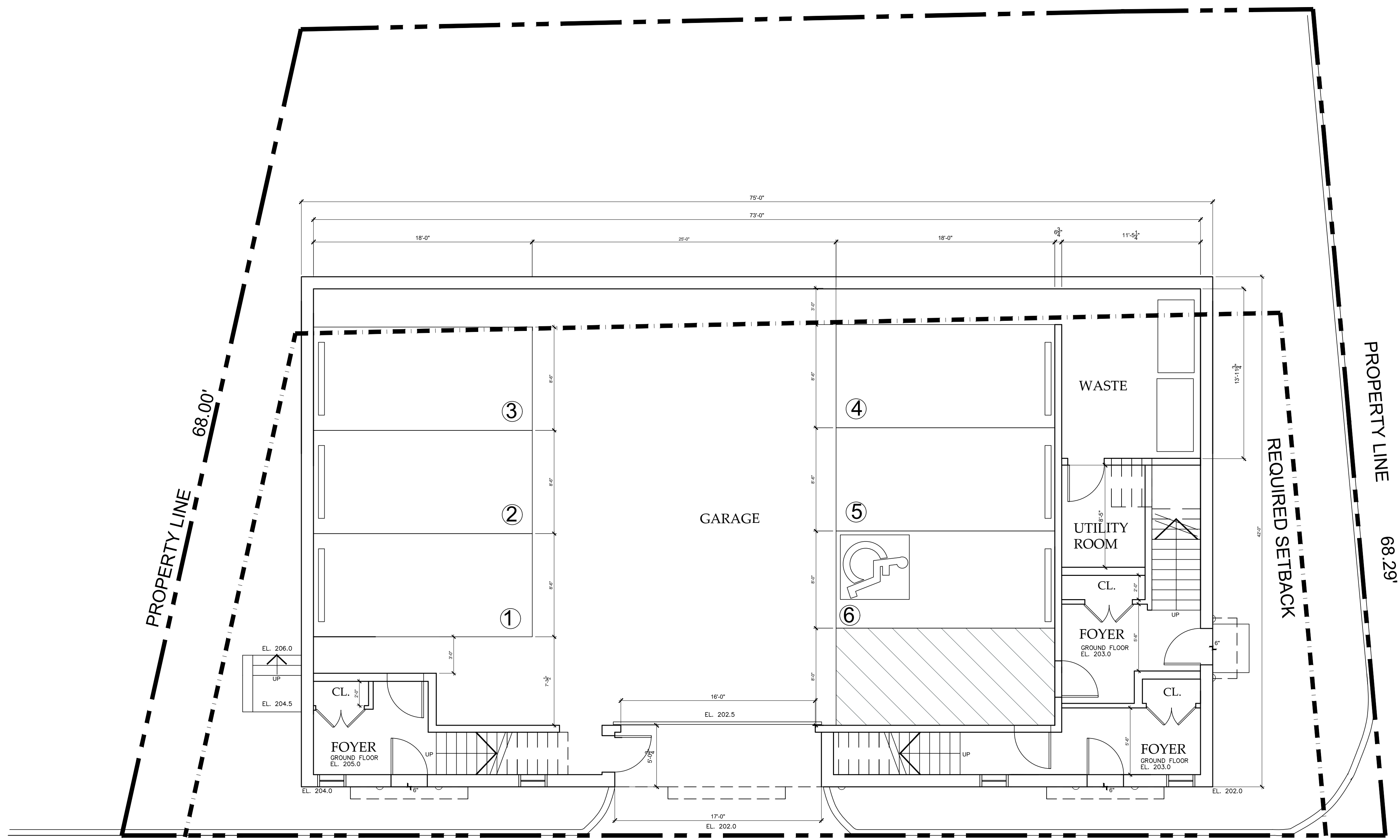
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BUILDING PERMIT SUBMISSION 05-21-20
PLANNING BOARD SUBMISSION 08-13-20
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PLANNING BOARD SUBMISSION 10-15-20

Drawing Title
PROPOSED SITE PLAN
Scale
AS SHOWN

S-3



GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"



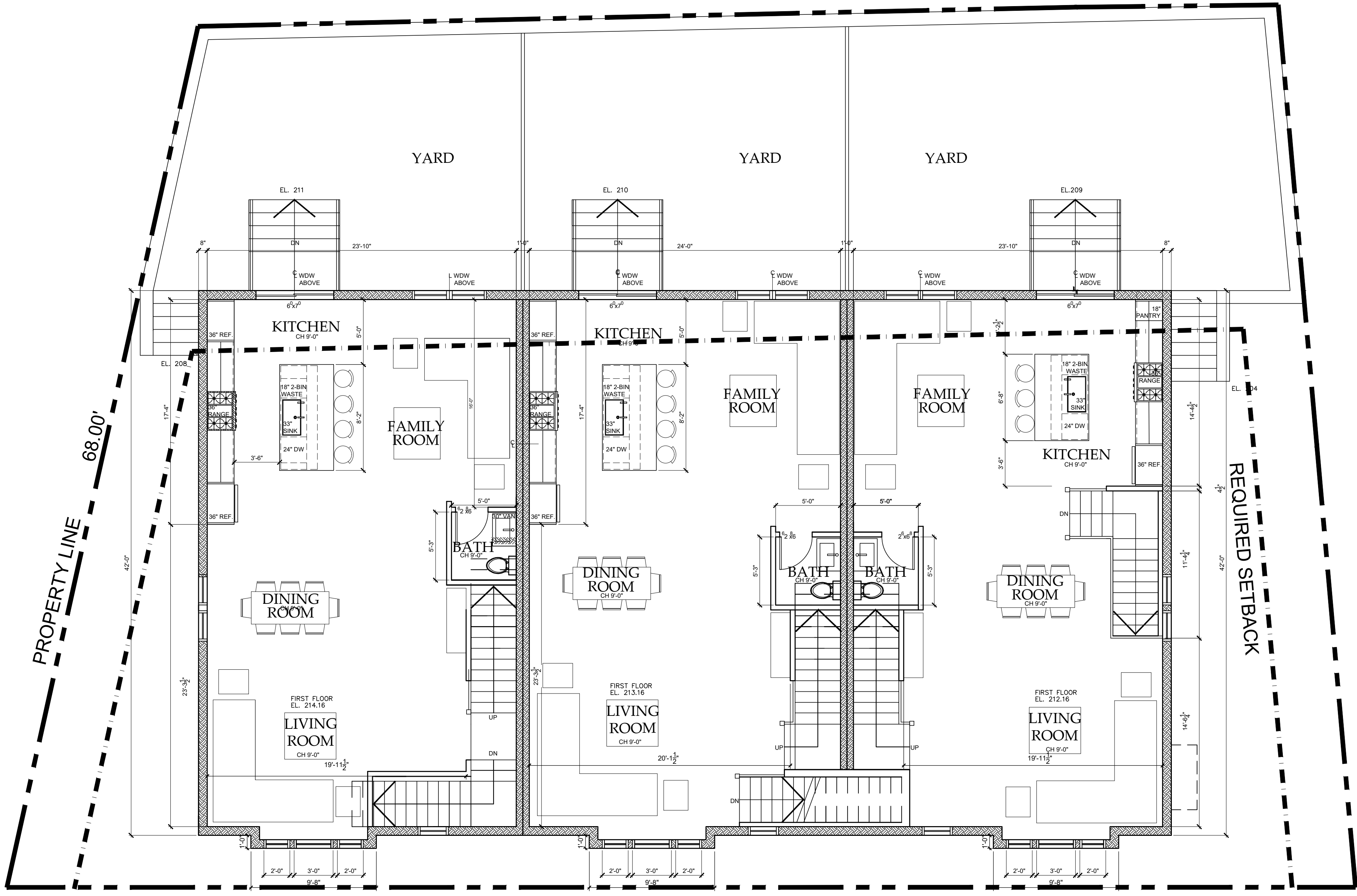
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BUILDING PERMIT SUBMISSION 05-21-20
REVISED DESIGN SCHEME 7-31-20
PLANNING BOARD SUBMISSION 08-13-20
PLANNING BOARD SUBMISSION 10-15-20

Drawing Title
GROUND FLOOR PLAN
Scale
AS SHOWN

A-1

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FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



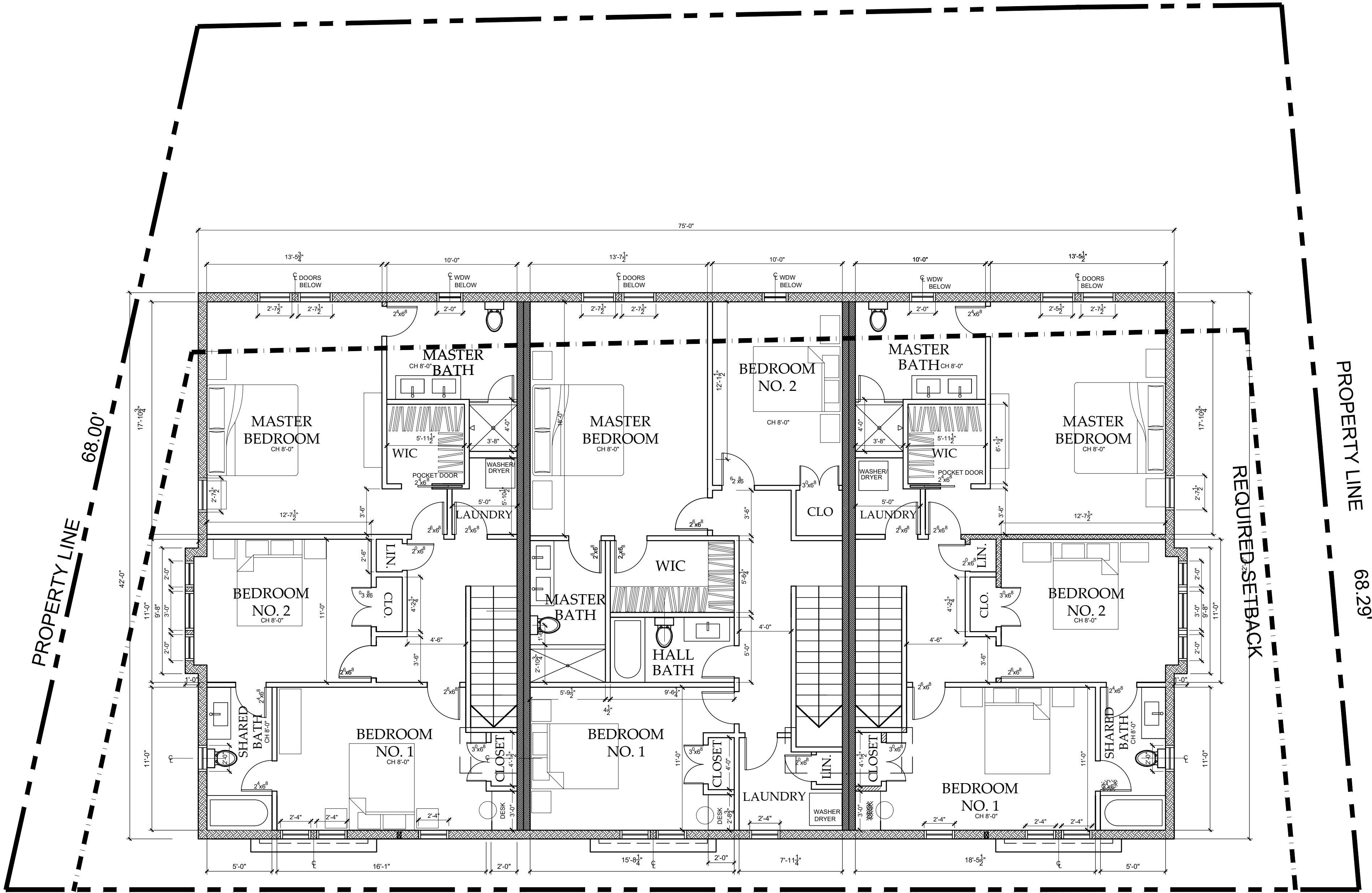
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Drawing Title
FIRST FLOOR PLAN

BUILDING PERMIT SUBMISSION 05-21-20
PLANNING BOARD SUBMISSION 08-15-20
PLANNING BOARD SUBMISSION 10-01-20
PLANNING BOARD SUBMISSION 10-15-20

Scale:
AS SHOWN



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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BUILDING PERMIT SUBMISSION 05-21-20
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Drawing Title
SECOND FLOOR PLAN

Scale
AS SHOWN

A-3

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NORTH ELEVATION

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



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PLANNING BOARD SUBMISSION 10-15-20

Drawing Title
ELEVATIONS

Scale
AS SHOWN

A-4

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SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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PLANNING BOARD SUBMISSION 08-15-20
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Drawing Title
ELEVATIONS
Scale
AS SHOWN

A-5



EAST ELEVATION

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



WEST ELEVATION

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



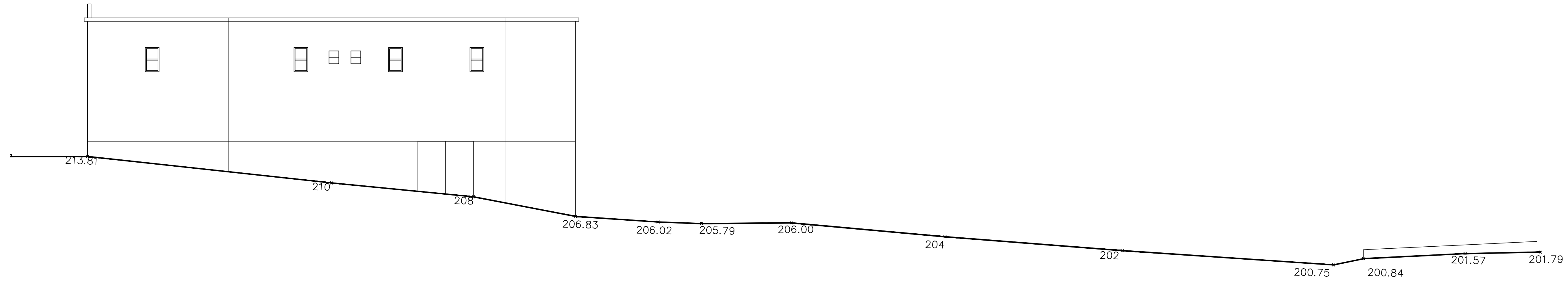
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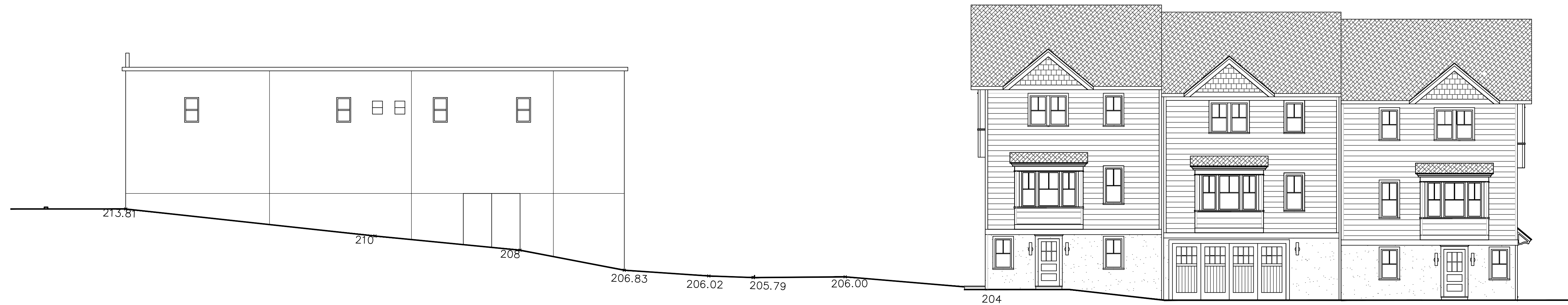
Drawing Title
ELEVATIONS
Scale:
AS SHOWN

A-6



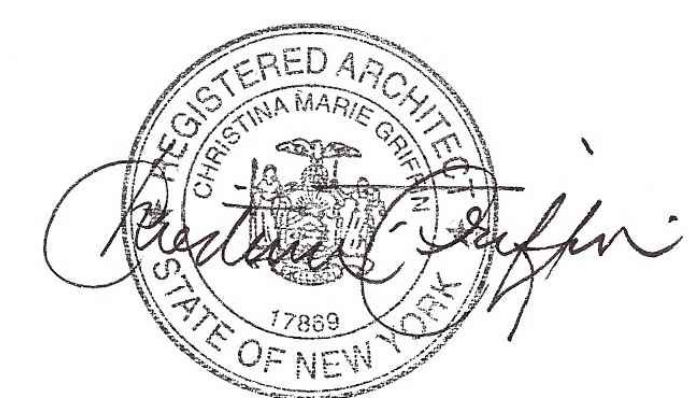
EXISTING STREETScape

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



PROPOSED STREETScape

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



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PLANNING BOARD SUBMISSION 10-15-20

Drawing Title
STREETSCAPE

Scale
AS SHOWN

A-7