

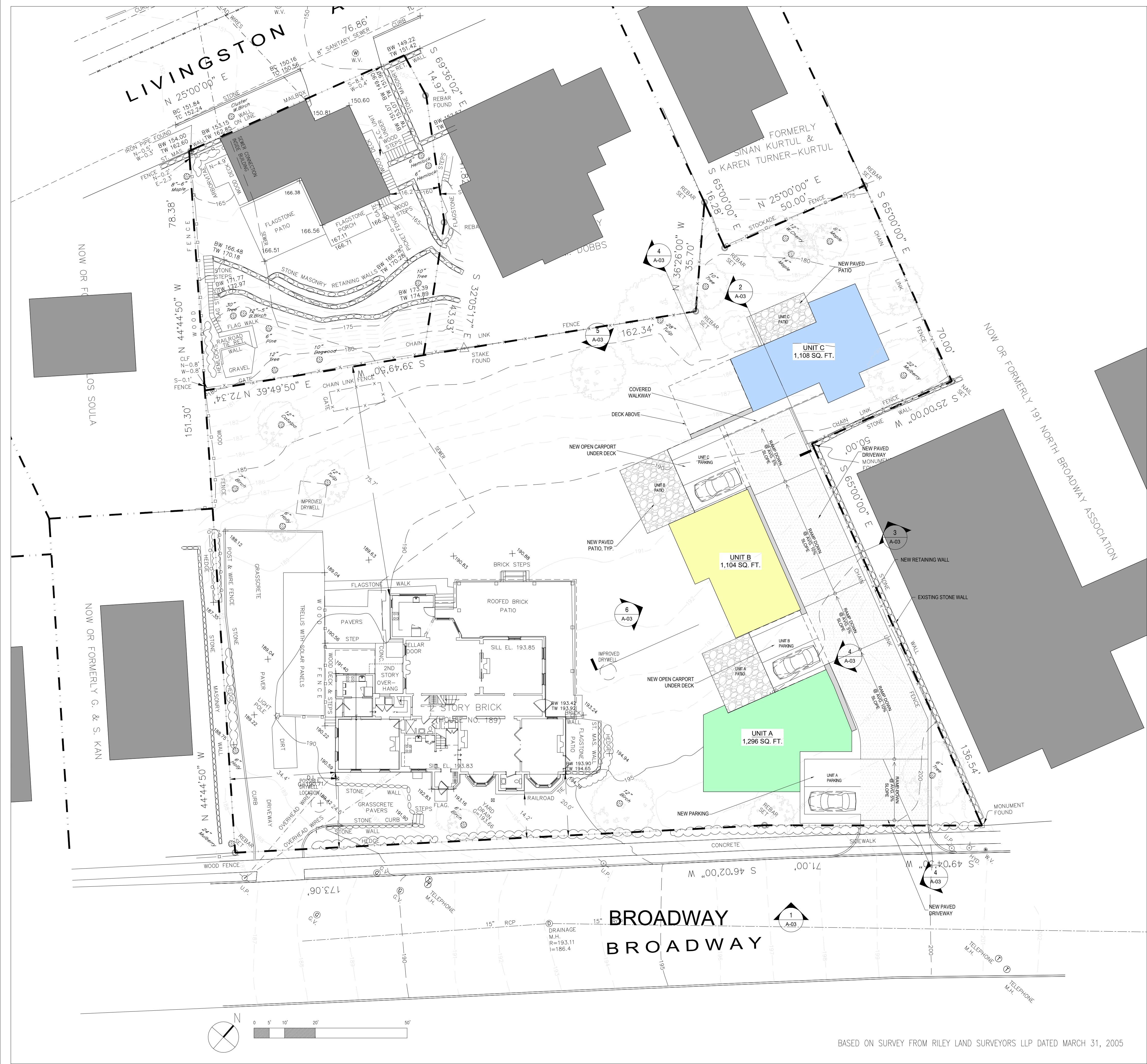


Table B-2: MDR-1 Dimensional Standards
[Amended 6-14-2011 by LL No. 6-2011]

Preliminary Nov 2020

	Req'd	Existing	Proposed Option	
			Lot A	Lot B
Gross lot area (square feet)		38,193	22,919	15,274
Minimum net lot area (square feet)	5,000	37,508	22,508	15,000
Minimum lot area per dwelling unit (square feet)	2,500	12,503	7,503	3,750
Minimum lot width (feet)	50	243	134	65
Minimum lot depth (feet)	100	222	222	159
Street Frontage (feet)	25	245	134	121
Lot Coverage (sf)		4,558	4,558	3,508
Maximum lot coverage by buildings (%)	27%	12.2%	20.3%	23.4%
Lot coverage by impervious surfaces (sf) *		4,600	5,856	7,988
Maximum lot coverage by impervious surfaces (%)	54%	12.3%	26.0%	53.3%
Minimum front yard setback (feet)	20	15	15	24.1
Minimum rear yard setback (feet)	25	76	76	25.5
Minimum side yard setback (each) (feet)	10	34 and 89	34 and 18	14, 19 and 21
Minimum side yard setback (both) (feet)	20	123	52	42.0

Note:
* - Assumes Patios and Driveway in Lot B to be of 75% impervious material.

ERNEST HOWELL
OWNER
189 BROADWAY
DOBBS FERRY, NY 10522

DE LA GARZA
ARCHITECTURE
LLC

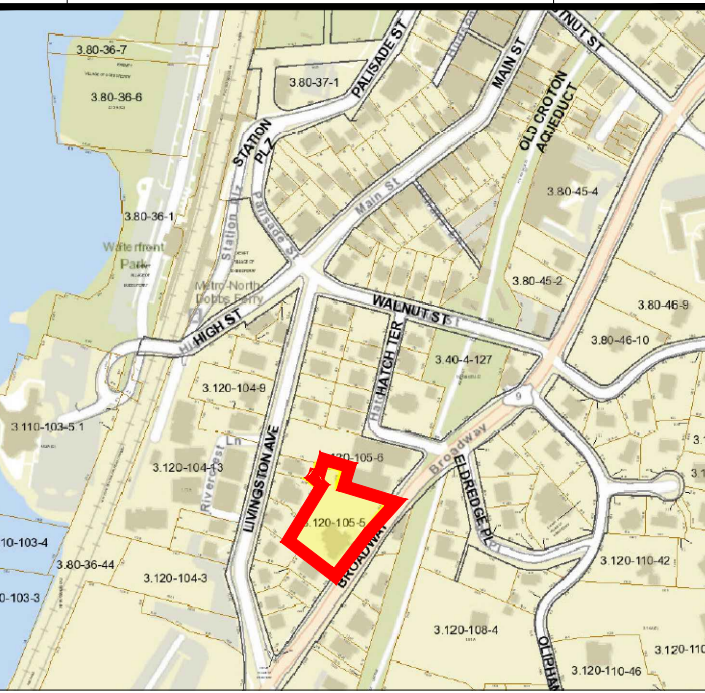
153 MAIN STREET DOBBS FERRY, NY 10522
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E: info@delagarzaarchitecture.com

REDUCED

PRELIMINARY
FOR REVIEW
NOV 2020

JAVIER E. DE LA GARZA, AIA NEW YORK LIC. NO. 023852

No.	Revision	Date



LOCATION PLAN

No.	Issue	Date
1	PLANNING BOARD PRE-SUBMISSION	9/23/2020

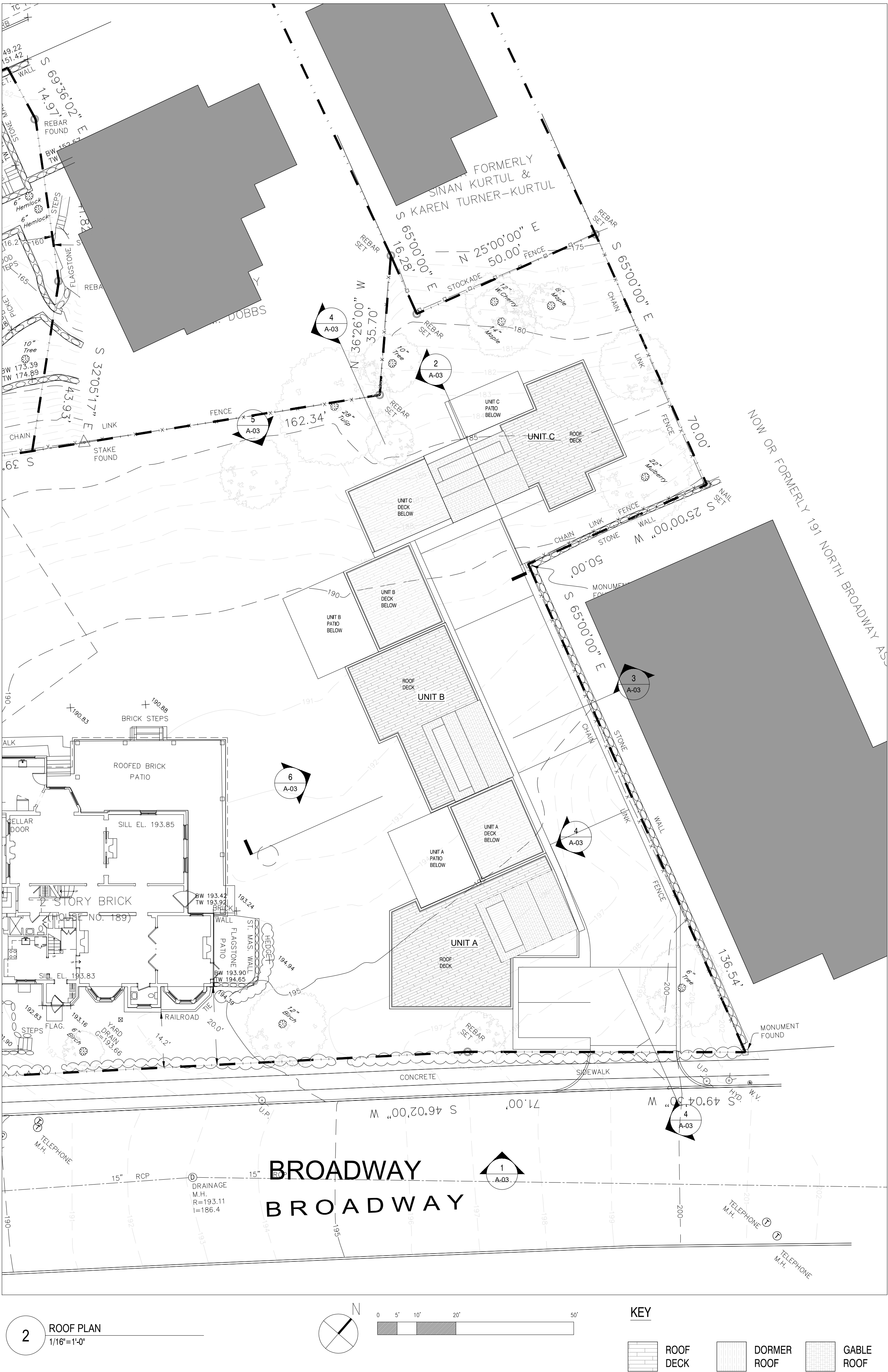
PROJECT
HOWELL DEVELOPMENT
189 BROADWAY (3.120-105-5)
DOBBS FERRY, NY

DRAWN BY _____ CHECKED BY _____ JDG

DRAWING TITLE
HOWELL DEVELOPMENT
SITE AND GROUND FLOOR
PLAN

SCALE AS INDICATED SHEET NO. 3 OF 8
JOB NO. _____
DATE 07/16/2020

A-02



ERNEST HOWELL
OWNER
189 BROADWAY
DOBBS FERRY, NY 10522

DE LA GARZA
ARCHITECTURE
LLC

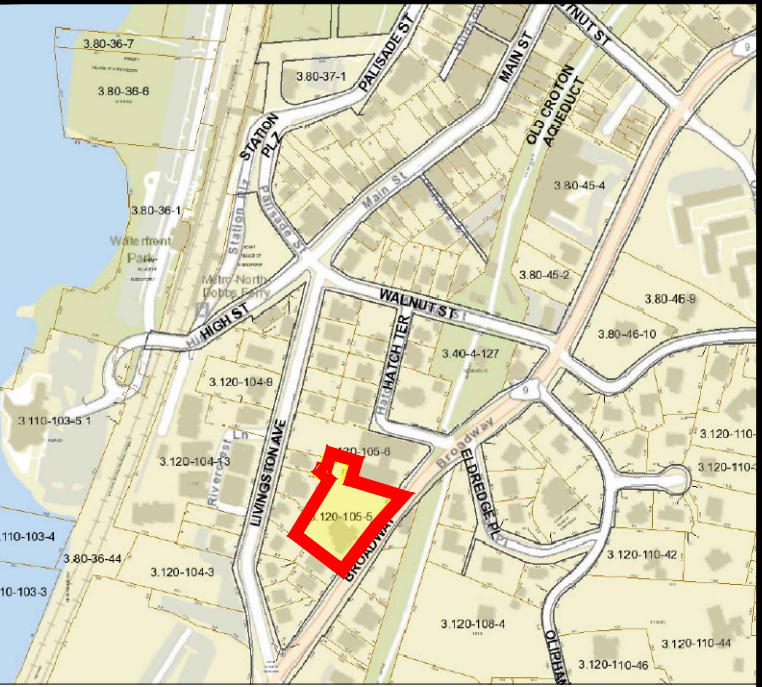
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NOV 2020

JAVIER E. DE LA GARZA, AIA NEW YORK LIC. NO. 023852

No.	Revision	Date



LOCATION PLAN

No.	Issue	Date

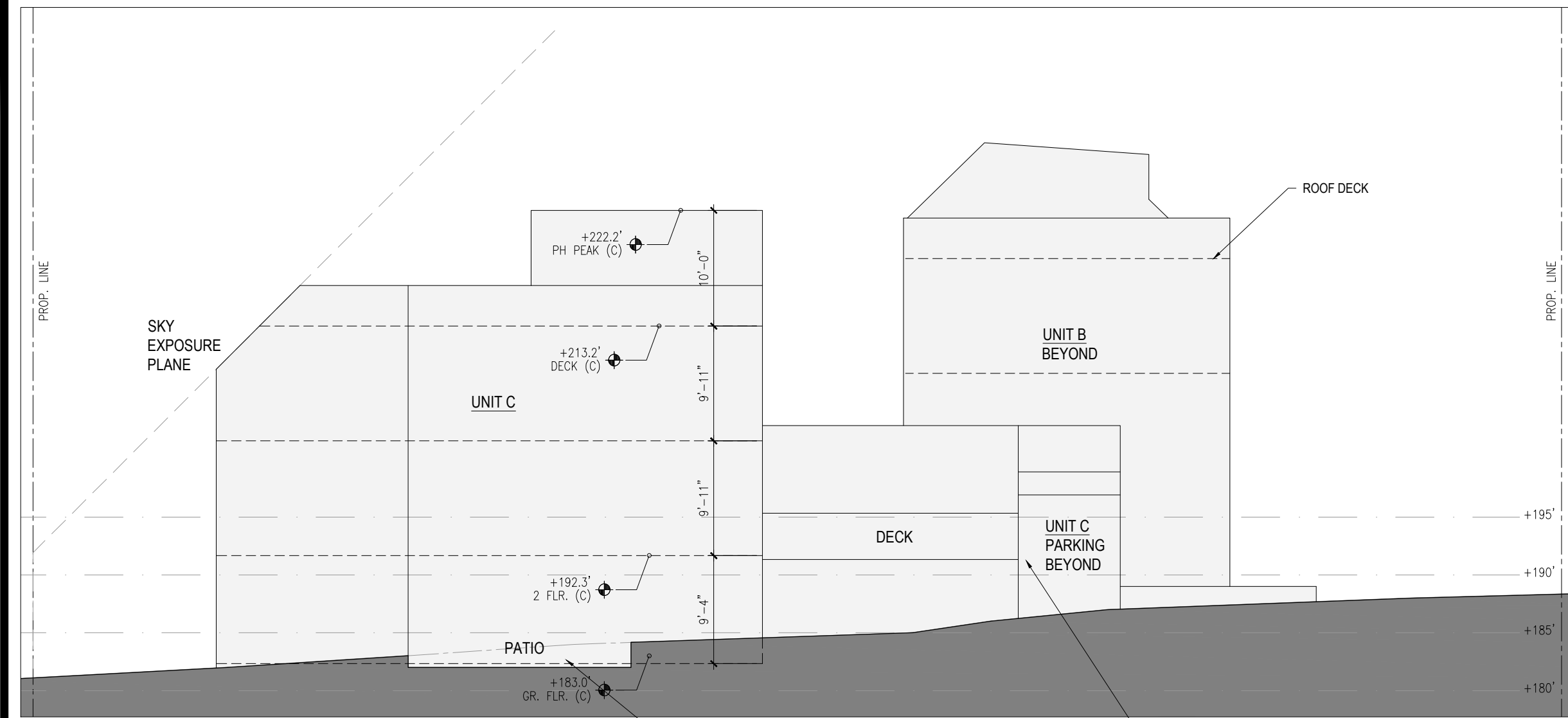
PROJECT
HOWELL DEVELOPMENT
189 BROADWAY (3.120-105-5)
DOBBS FERRY, NY

DRAWN BY _____ CHECKED BY _____ JDG

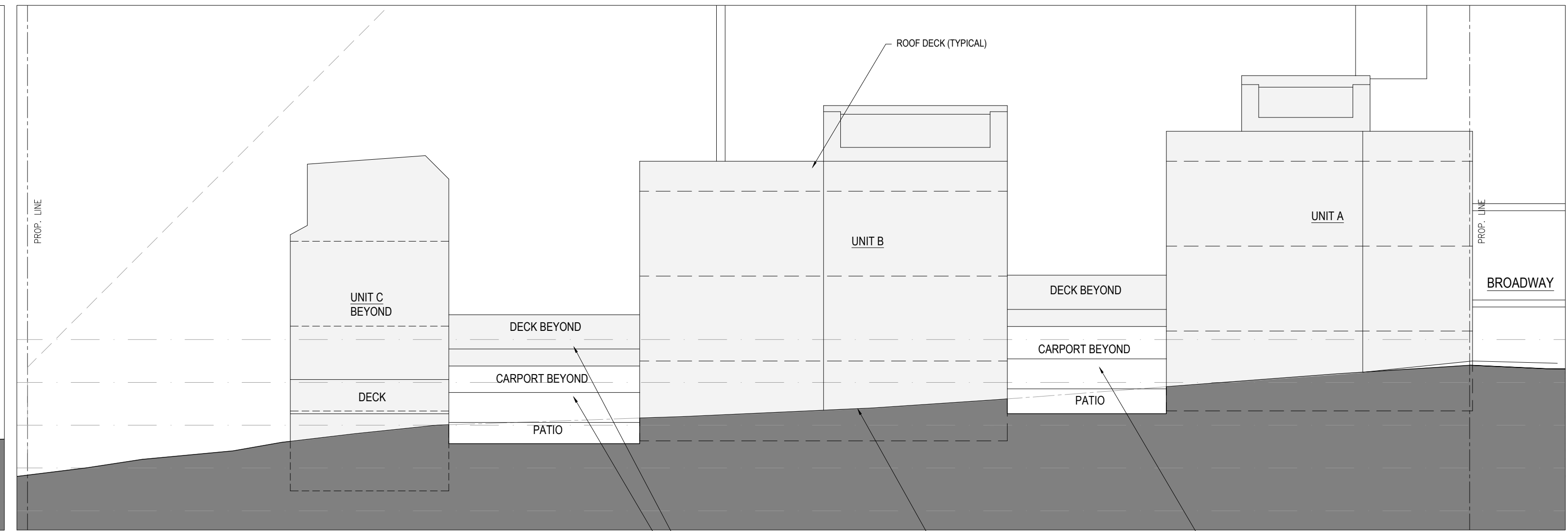
DRAWING TITLE
HOWELL DEVELOPMENT
SECOND AND ROOF PLANS

SCALE AS INDICATED SHEET NO. 4 OF 8
JOB NO. _____
DATE 07/16/2020

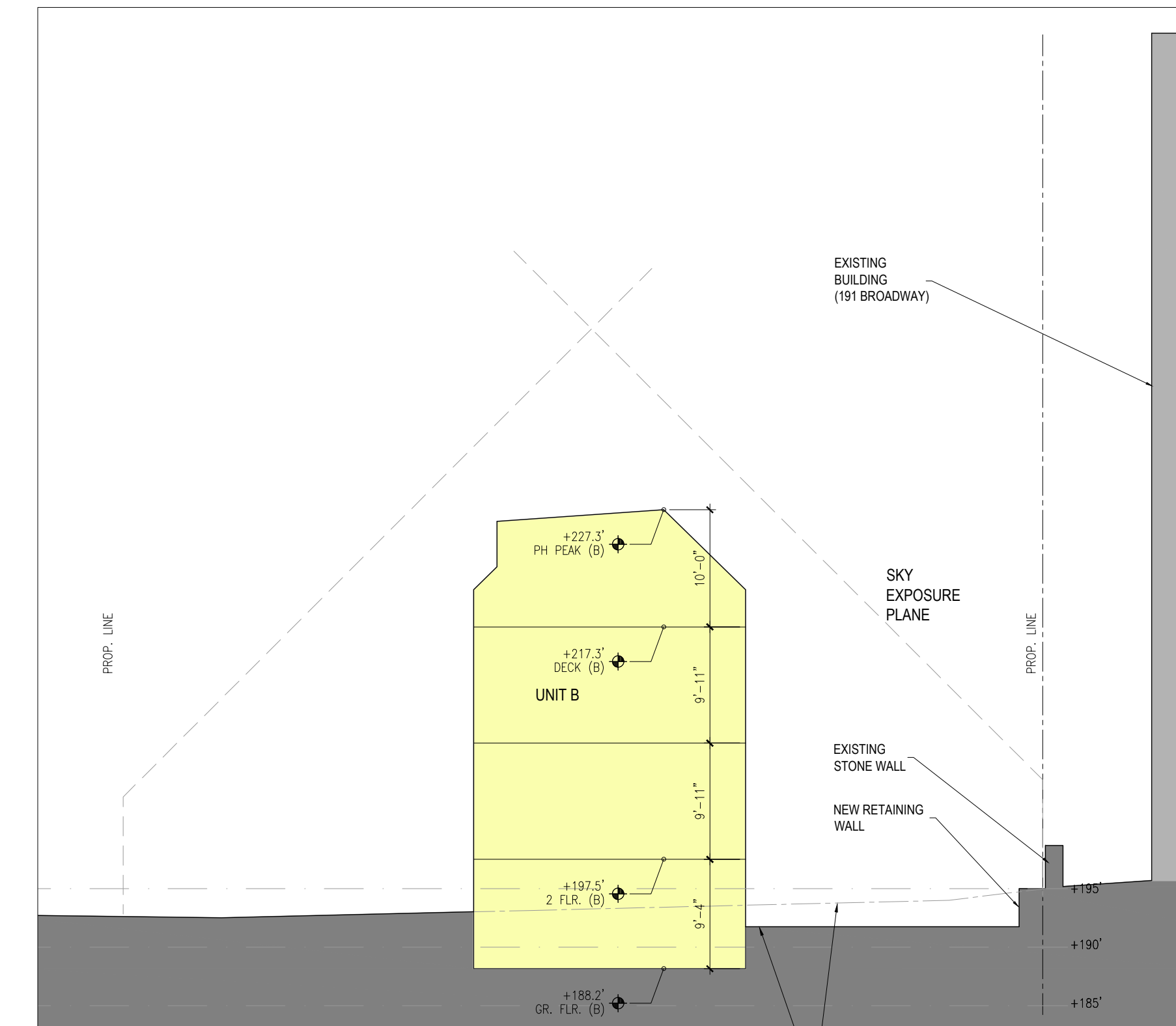
A-03



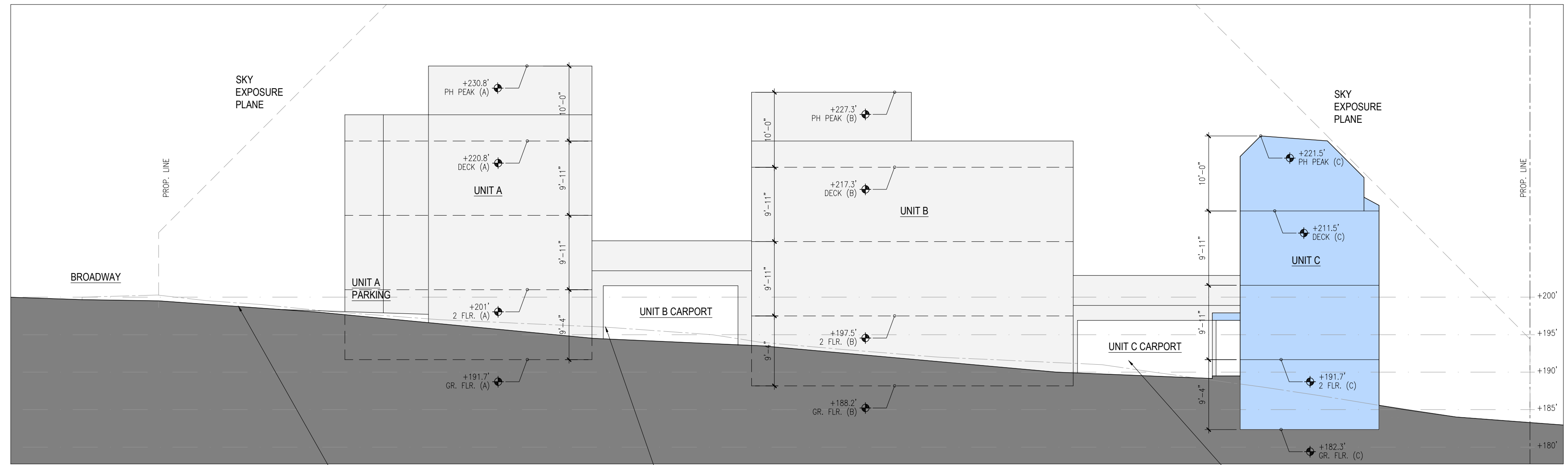
5 WEST ELEVATION
3/32"=1'-0"



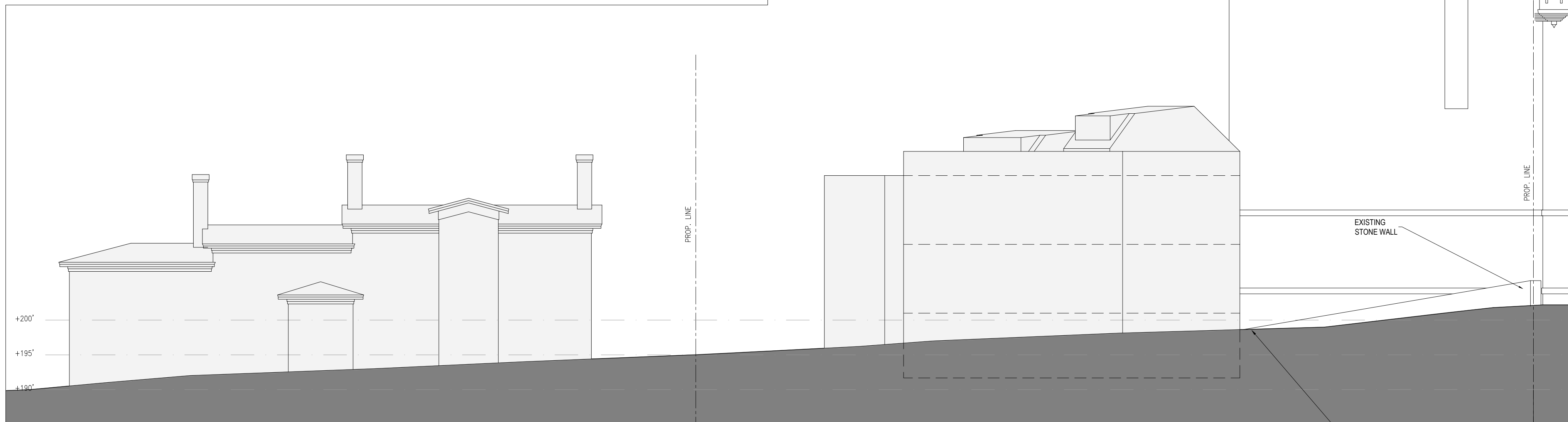
6 SOUTH ELEVATION
3/32"=1'-0"



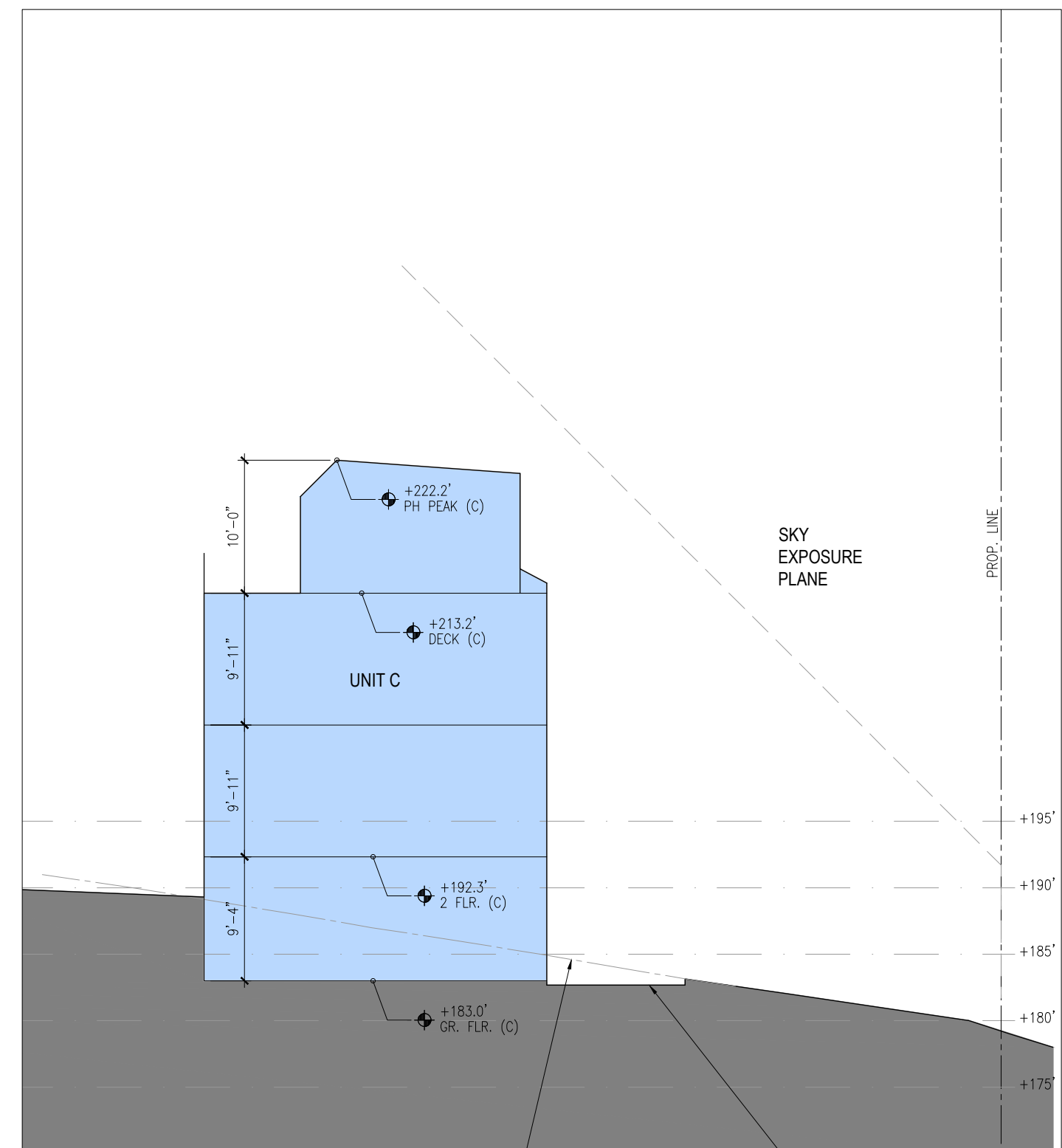
3 SECTION AT UNIT 'B'
3/32"=1'-0"



4 NORTH ELEVATION
3/32"=1'-0"



1 EAST (BROADWAY) ELEVATION
3/32"=1'-0"



2 SECTION AT UNIT 'D'
3/32"=1'-0"

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NOV 2020

JAVIER E. DE LA GARZA, AIA NEW YORK LIC. NO. 023852

No.	Revision	Date

No. Issue Date

PROJECT
HOWELL DEVELOPMENT
189 BROADWAY (3.120-105-5)
DOBBS FERRY, NY

DRAWN BY CHECKED BY JDG

DRAWING TITLE
HOWELL DEVELOPMENT
SITE ELEVATIONS AND
SECTIONS

SCALE AS INDICATED SHEET NO. 5 OF 8
JOB NO.
DATE 07/16/2020

A-04