13 ENGLISH LANE

DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street, Hastings-on-Hudson, NY 10706





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	(52%) 3,182 FT
LOT COVERAGE - IMPERVIOUS	MAX 80 %	N/A	(64%) 3,995 FT
BUILDING HEIGHT	35 FT (3 STORIES) *	N/A	35 FT (3 STORIES)
MIN. UNIT SIZE	600 SF	N/A	2,000 SF
FRONT YARD SETBACK	0 FT	N/A	1 FT
REAR YARD SETBACK	25 FT	N/A	25' 5" FT
SIDE YARD SETBACK	5 FT	N/A	5'-1" FT
BOTH SIDE YARD SETBACK	10 FT	N/A	10'-1" FT

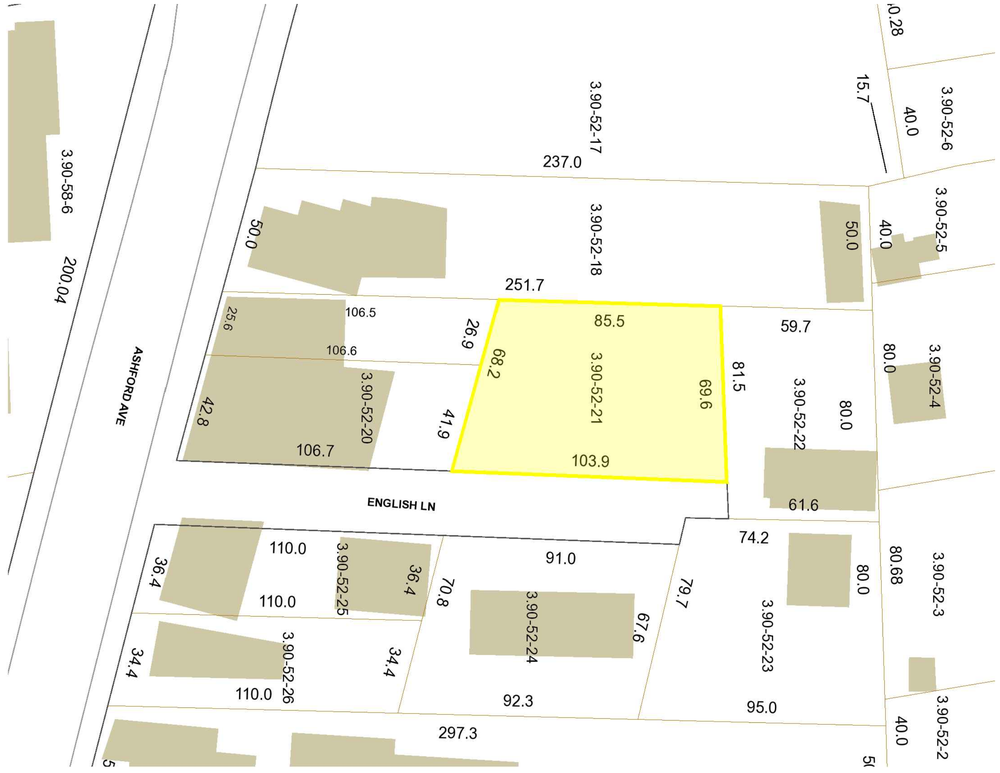
* MAY BE INCREASED TO 4 STORIES AND 40 FT AT THE DISCRETION OF THE BOT.

DATES

BAR SUBMISSION	05-13-20

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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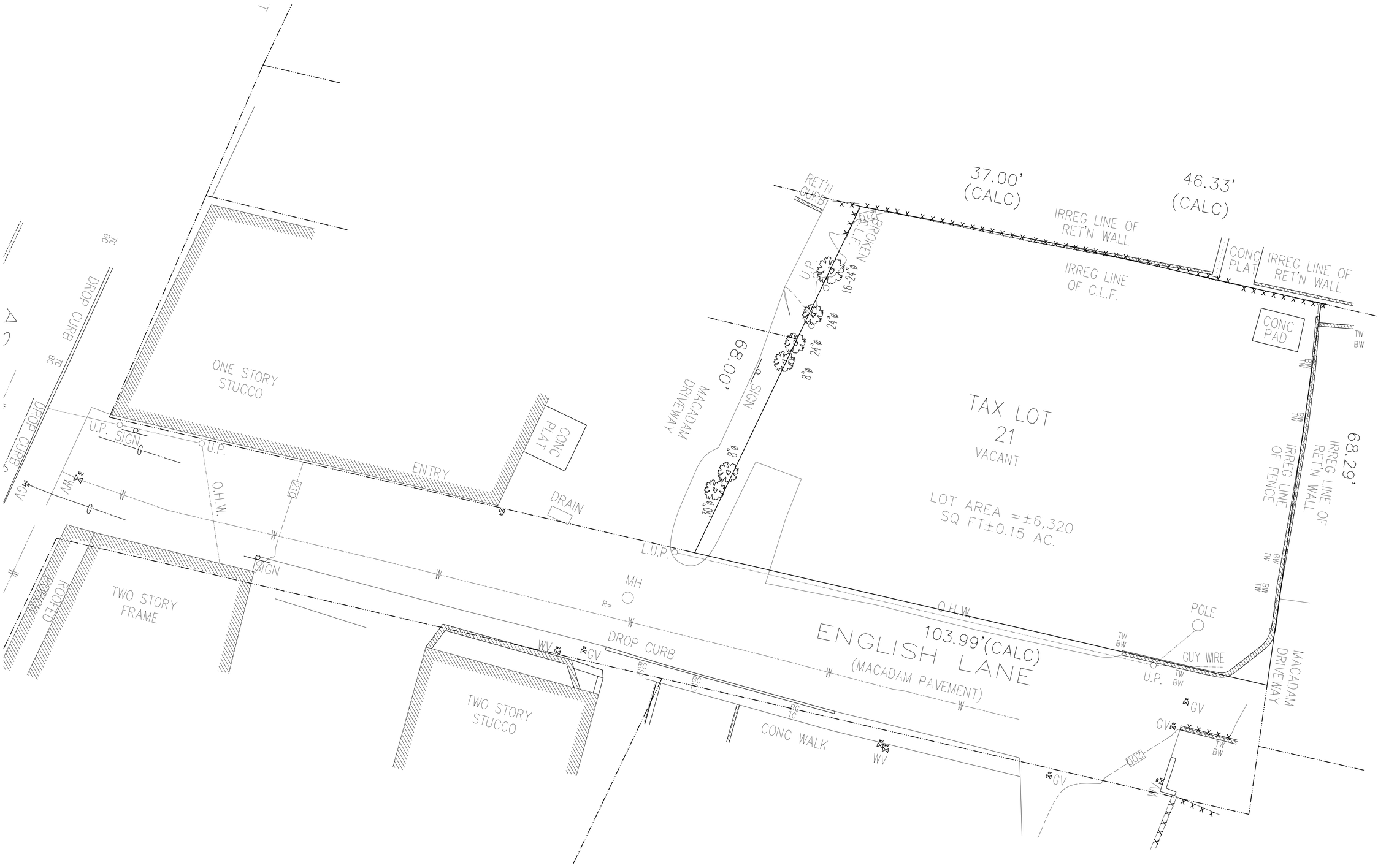
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BOT SUBMISSION 05-14-20

Drawing Title
ZONING DATA
AREA MAP
PHOTOS OF EXISTING

Scale:
AS SHOWN

S-1



SURVEY OF EXISTING CONDITIONS

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

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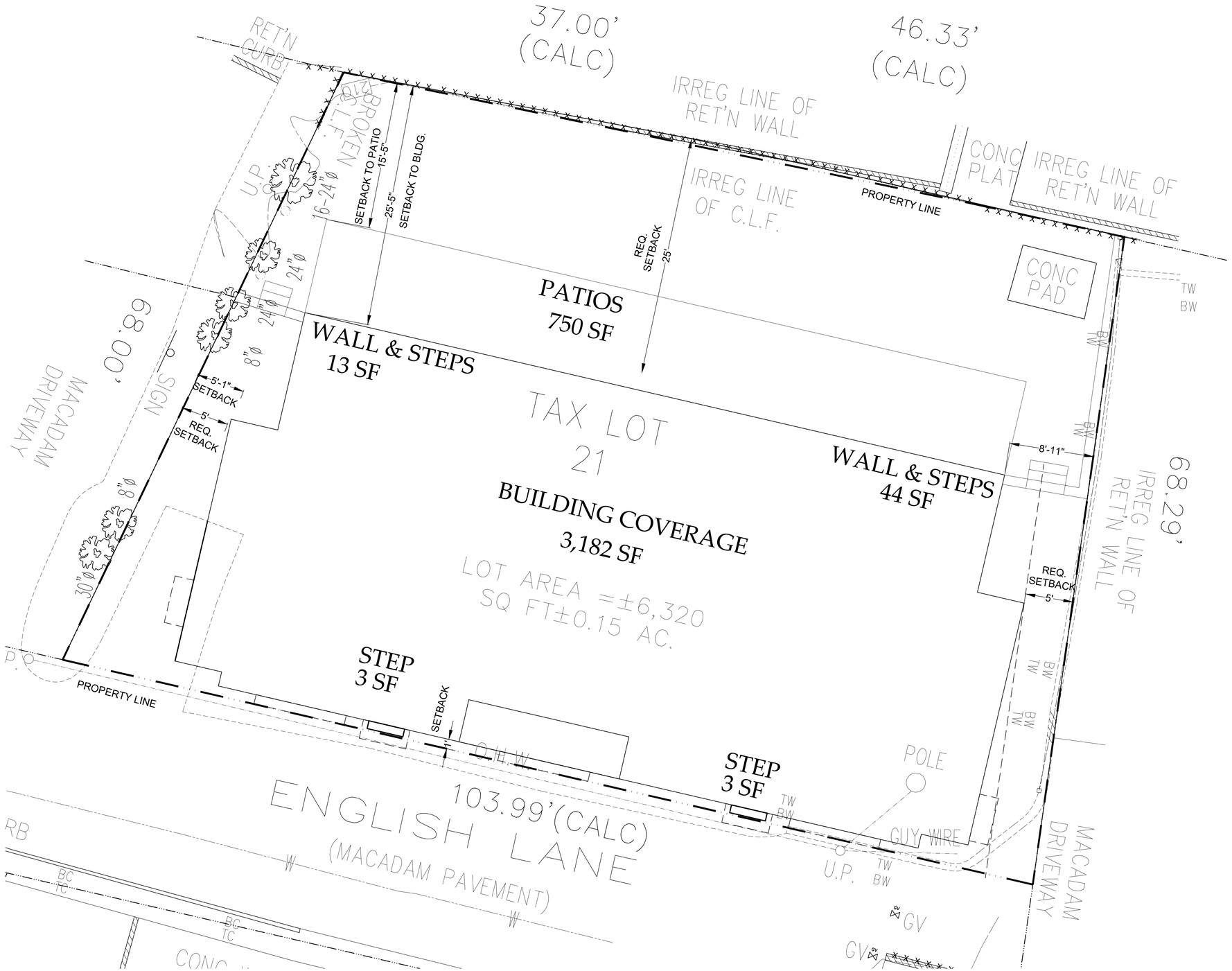
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Drawing Title: EXISTING SURVEY

Scale: AS SHOWN

S-2



PROPOSED SITE PLAN

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

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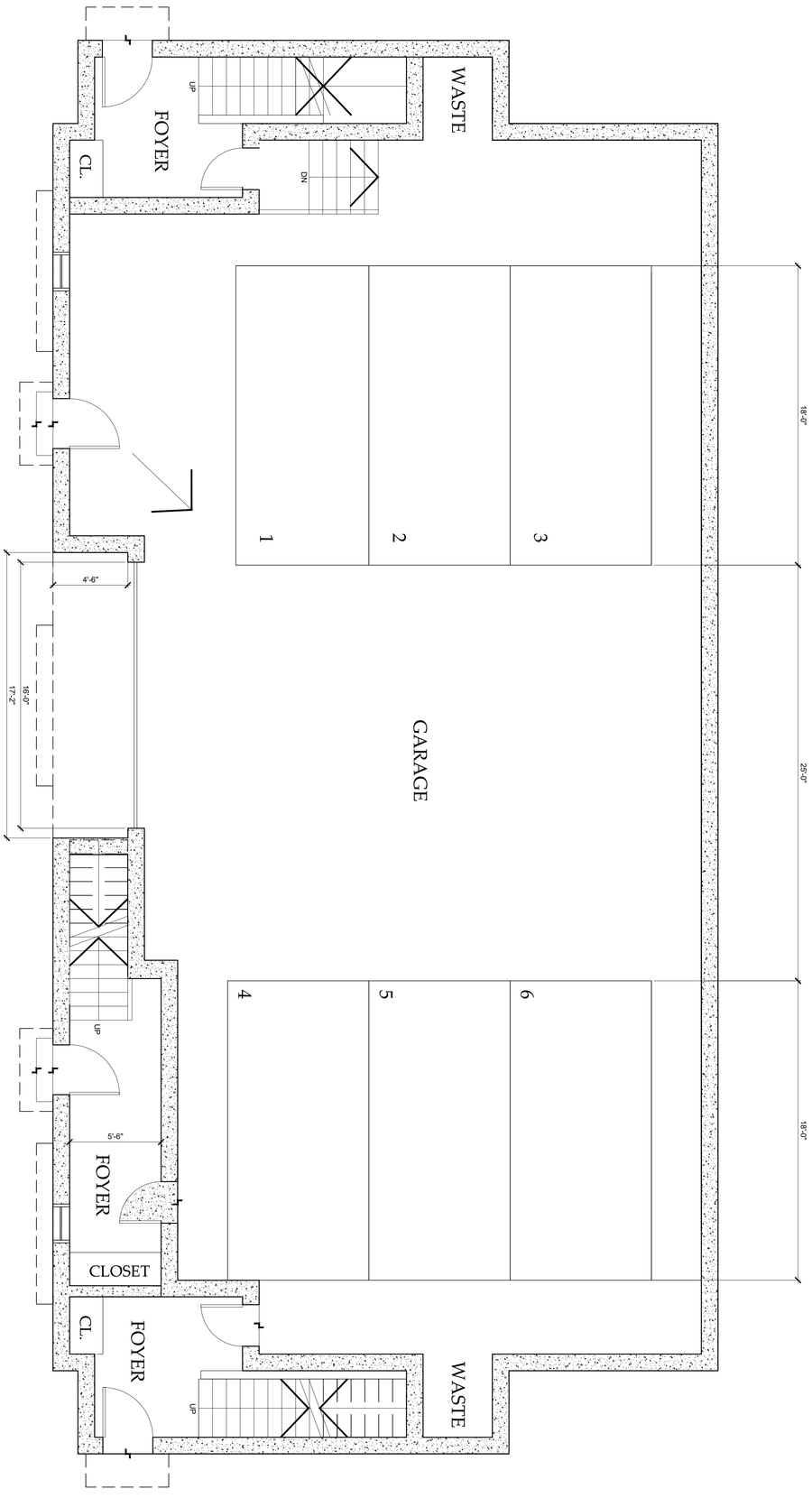
Drawing Title: PROPOSED SITE PLAN

Scale: AS SHOWN

S-3

GROUND FLOOR PLAN

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



A-1

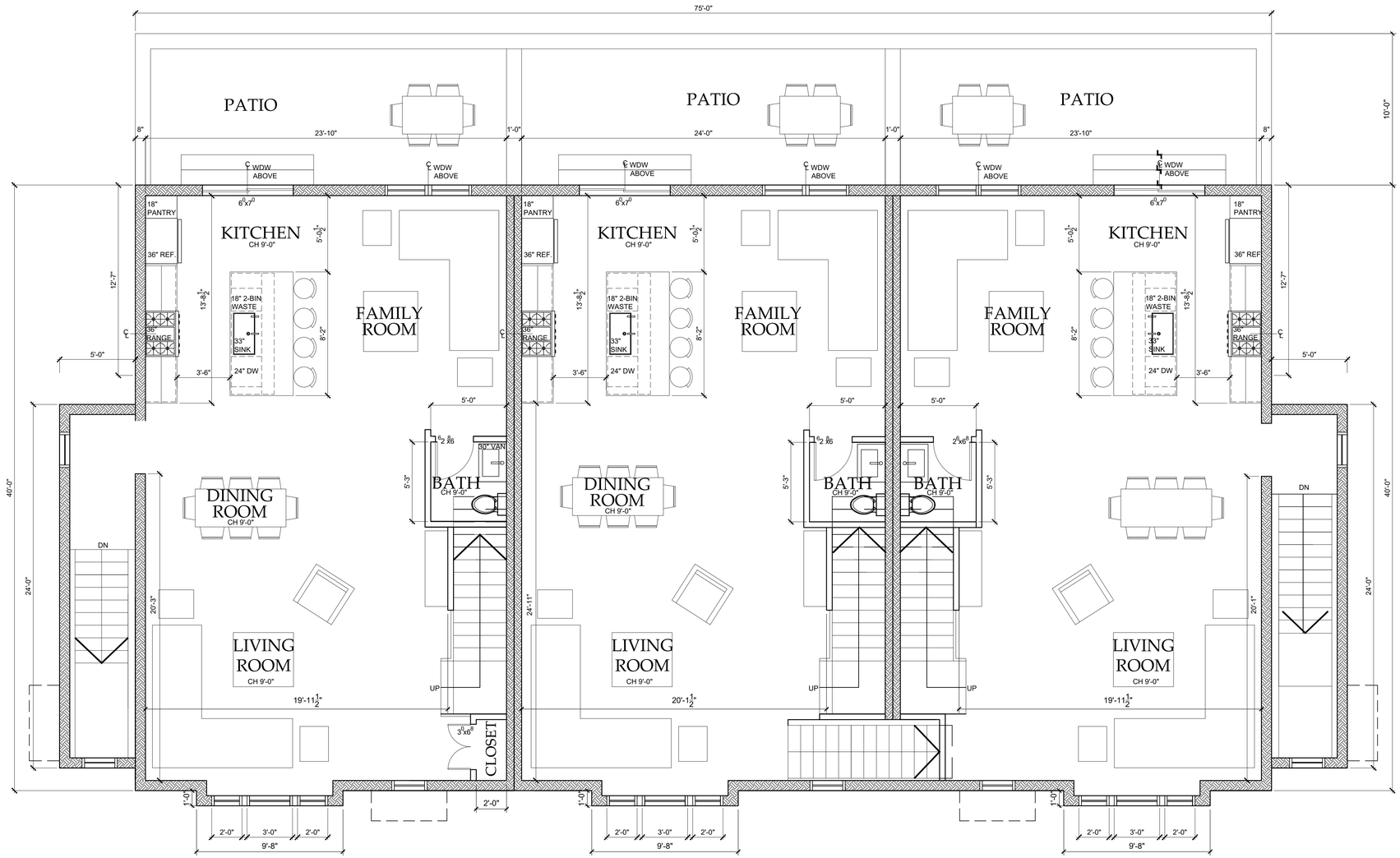
Drawing Title
GROUND FLOOR PLAN

Scale:
AS SHOWN

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FIRST FLOOR PLAN

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

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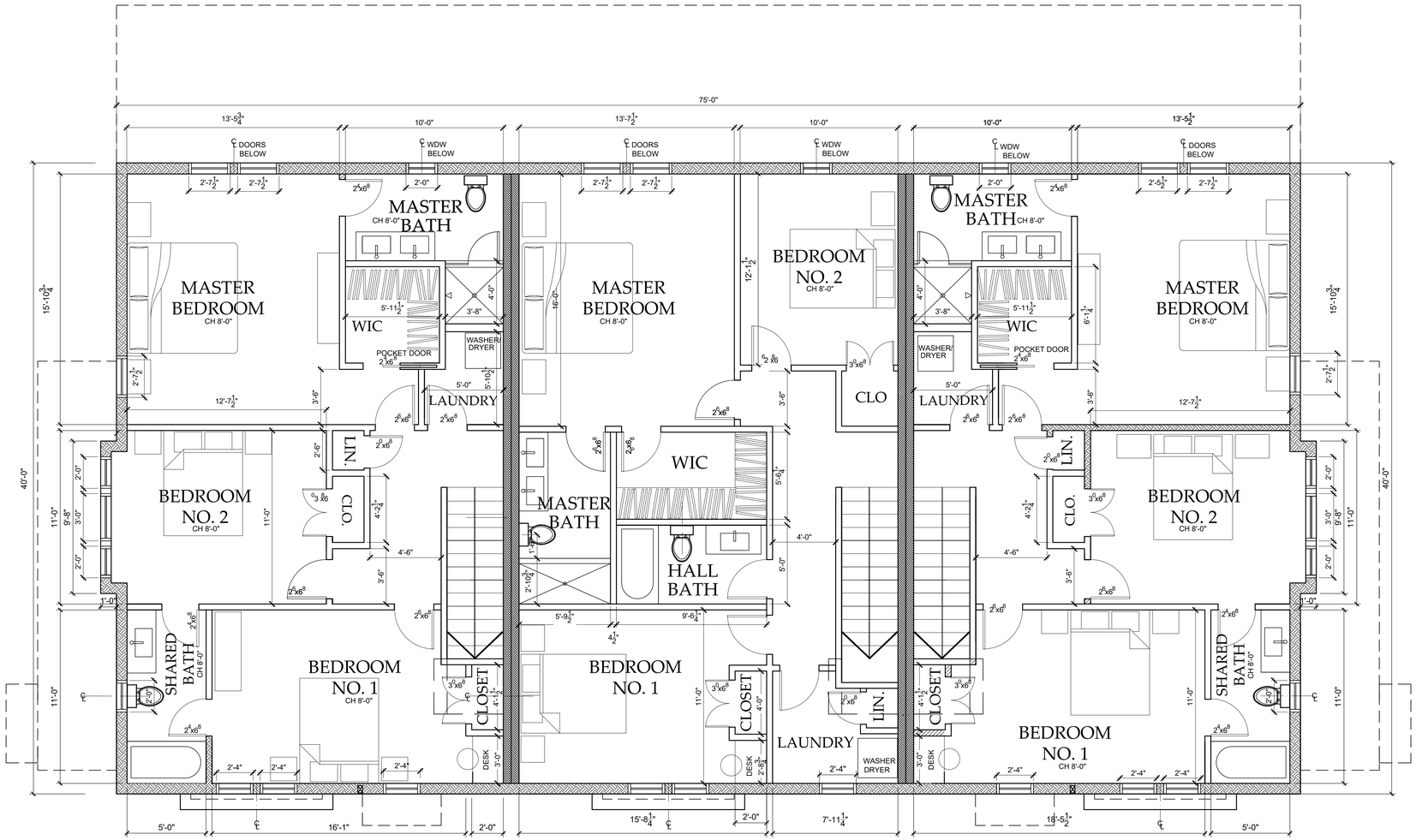
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Drawing Title: FIRST FLOOR PLAN

Scale: AS SHOWN

A-2



SECOND FLOOR PLAN

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

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Drawing Title: SECOND FLOOR PLAN

Scale: AS SHOWN

A-3



NORTH ELEVATION

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

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Drawing Title
ELEVATIONS

Scale:
AS SHOWN

A-4



SOUTH ELEVATION

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

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BOT SUBMISSION 05-14-20

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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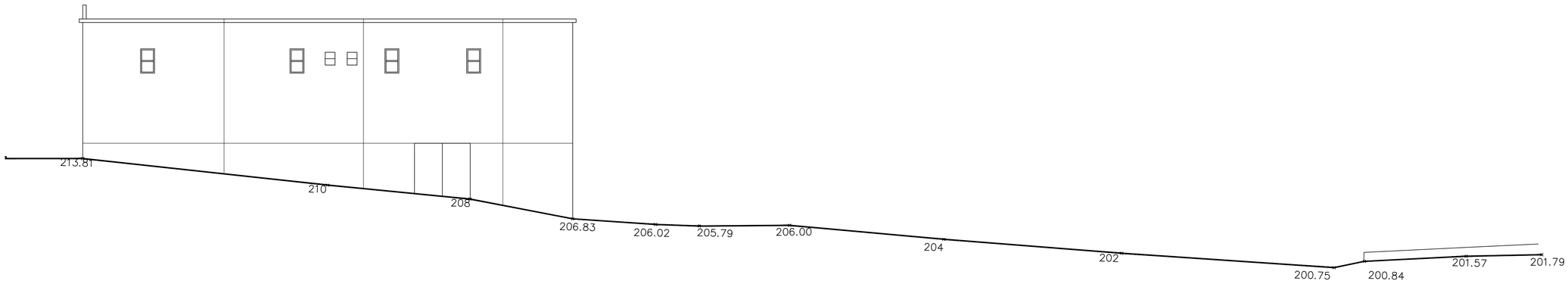
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BOT SUBMISSION 05-14-20

Drawing Title: ELEVATIONS

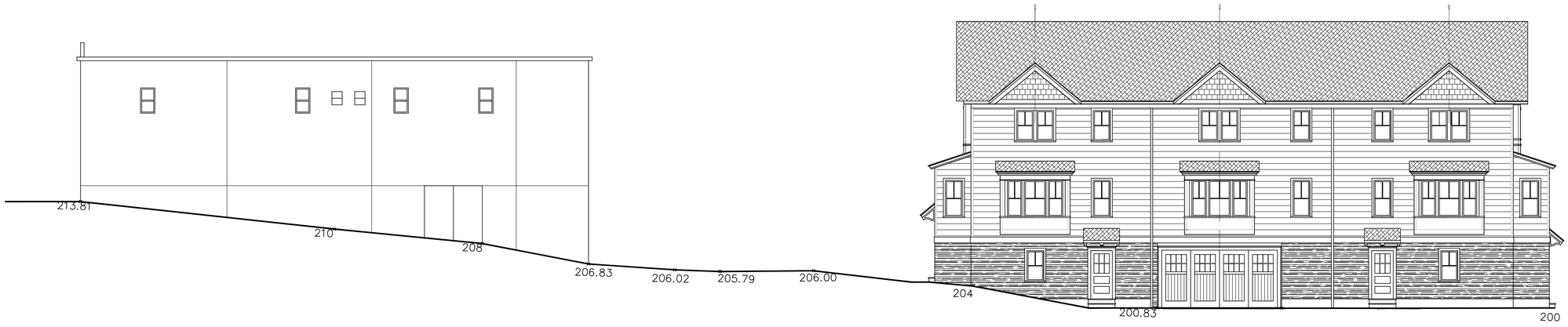
Scale: AS SHOWN

A-6



EXISTING STREETSCAPE

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



PROPOSED STREETSCAPE

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

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BOT SUBMISSION 05-14-20

Drawing Title: STREETSCAPE

Scale: AS SHOWN

A-7