

NOTE:

INFORMATION ON THIS DRAWING WAS TAKEN FROM A SURVEY PREPARED BY:

ARISTOTLE BOURNAZOS, P.C. LAND SURVEYORS - PLANNERS
20 CEDAR STREET NEW ROCHELLE, NY 10801 (914)633-0100
DATED: MAY 15, 2003

Z O N I N G T A B L E				
PROPERTY LOCATION : 235 PALISADE AVENUE DOBBS FERRY, N.Y. 10522				
OWNER: NINA ORVILLE & EDOUARD NAMMOUR				
ZONING DISTRICT	OF - 5			
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING PARCEL 1	PROPOSED PARCEL 2
MINIMUM NET LOT AREA	SQ.FT.	7,500	11,403	11,152
MINIMUM LOT WIDTH	FEET	75	100.06	100
MINIMUM LOT DEPTH	FEET	100	114	111.5
MAX. LOT COVERAGE BY BUILDINGS	%	25	19.43	21.66
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	44	35.5	33.2
MINIMUM FRONT YARD SETBACK	FEET	25	31.5	25
MAXIMUM FRONT YARD SETBACK	FEET	PREVAILING	N/A	N/A
MINIMUM REAR YARD SETBACK	FEET	25	42.7	45.69
MINIMUM SIDE YARD SETBACK EACH	FEET	10	19.47	10.47
MINIMUM SIDE YARD SETBACK BOTH	FEET	25	44.9	25.47
STORIES	NUMBER	2.5	2.5	2.5
MAXIMUM HEIGHT	FEET	30	±25	30
OFF STREET PARKING	NUMBER	2	2	2

PARCEL 1
IMPERVIOUS COVERAGE

HOUSE	2,117 SQ.FT.
PORCH	99 SQ.FT.
CONC. WALK	174 SQ.FT.
CONC. STAIRS	42 SQ.FT.
RET. WALLS	201 SQ.FT.
FLAG. WALK	194 SQ.FT.
SITE STAIRS	41 SQ.FT.
CURB	21 SQ.FT.
GRAVEL PARKING	287 SQ.FT.
CONC. & STONE DRIVEWAY	873 SQ.FT.
TOTAL:	4,049 SQ.FT.
4,049/11,403 LOT AREA:	35.5%

PARCEL 1
BUILDING COVERAGE

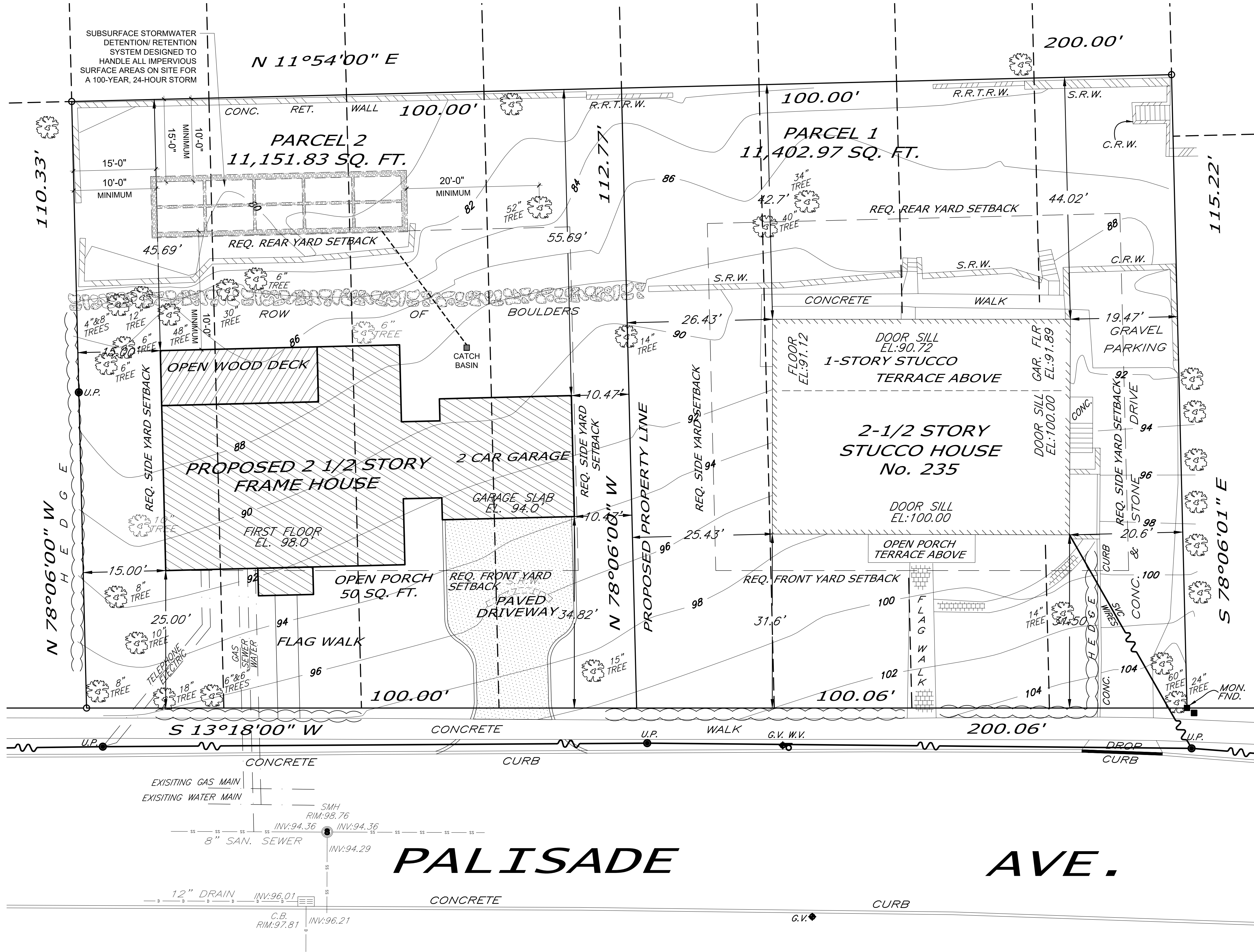
HOUSE	2,117 SQ.FT.
PORCH	99 SQ.FT.
TOTAL:	2,216 SQ.FT.
2,216/11,403 LOT AREA:	19.43%

PARCEL 2
IMPERVIOUS COVERAGE

HOUSE	2,081 SQ.FT.
OPEN PORCH	50 SQ.FT.
OPEN WOOD DECK	285 SQ.FT.
RET. WALLS	502 SQ.FT.
FLAG. WALK	82 SQ.FT.
DRIVEWAY	706 SQ.FT.
TOTAL:	3,706 SQ.FT.
3,706/11,152 LOT AREA:	33.2%

PARCEL 2
BUILDING COVERAGE

HOUSE	2,081 SQ.FT.
OPEN PORCH	50 SQ.FT.
OPEN WOOD DECK	285 SQ.FT.
TOTAL:	2,416 SQ.FT.
2,416/11,152 LOT AREA:	21.66%



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.



LAURA WAKEFIELD
ARCHITECT
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N.Y.S STATE LICENSE
No. 027038

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM ON THESE DRAWINGS IN ANY WAY.

PROJECT TITLE:
ORVILLE - NAMMOUR
235 PALISADE AVENUE
DOBBS FERRY, N.Y. 10522
PROJECT NO.:

**GOTHAM
DESIGN**
PLANNING AND
DEVELOPMENT LTD.

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ISSUED / REVISIONS

SHEET TITLE:
**PRELIMINARY
SUBDIVISION PLAN**

DATE: 02-13-2024	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

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