

Z O N I N G T A B L E			
PROPERTY LOCATION : NORTH MOUNTAIN DRIVE TAX ID No 3.10-1-3			
ZONING DISTRICT	O F - 2		
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	PROPOSED
MINIMUM NET LOT AREA ¹	SQ.FT.	20,000	NET 15,261 GROSS 23,337
MINIMUM LOT WIDTH	FEET	125	± 182
MINIMUM LOT DEPTH	FEET	125	± 128
MAX. LOT COVERAGE BY BUILDINGS ²	%	18	17.95
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES ²	%	40	33.27
MINIMUM FRONT YARD SETBACK ³	FEET	30	26.75
MAXIMUM FRONT YARD SETBACK	FEET	PREVAILING	N A
MINIMUM REAR YARD SETBACK ³	FEET	25	46.8
MINIMUM SIDE YARD SETBACK EACH	FEET	20	39
MINIMUM SIDE YARD SETBACK BOTH	FEET	50	82.1
STORIES	NUMBER	2.5	2.5
MAXIMUM HEIGHT (GREATER THAN 0.30)	FEET	35	± 33.5
OFF STREET PARKING	NUMBER	2	3

1. 300 - 34. A. (2) REDUCTIONS FOR STEEP SLOPES - GROSS MINUS PERCENTAGE OF STEEP SLOPED AREA DETERMINES NET LOT AREA.
2. BUILDING AND LOT COVERAGE NUMBERS WERE CALCULATED USING THE GROSS LOT AREA.
3. 300-34. B. (5) (5) WHERE THE NATURAL SLOPE OF THE GROUND, AS SHOWN BY THE CONTOURS OF A TOPOGRAPHICAL SURVEY, MEASURED FROM THE FRONT LOT LINE TO THE MIDPOINT OF THE LOT OR TO THE REAR LOT LINE, WHICHEVER YIELDS THE GREATER SLOPE, EXCEEDS A GRADE OF ONE FOOT IN FOUR FEET, THE REQUIRED FRONT YARD CAN BE REDUCED BY 50% PROVIDED THAT THE REAR YARD IS INCREASED BY THE SAME AMOUNT.

IMPERVIOUS COVERAGE PROPOSED

HOUSE	2899 SQ.FT.
GARAGE	825 SQ.FT.
FRONT PORCH	126 SQ.FT.
FAM ENTRY PORCH	36 SQ.FT.
GREAT ROOM PORCH	304 SQ.FT.
FR. STEPS,PLANTER	102 SQ.FT.
PROPOSED STONE WALLS	
FRONT	186 SQ.FT.
N. SIDE & REAR	305 SQ.FT.
S. SIDE & REAR	285 SQ.FT.
SIDE STONE STAIRS	140 SQ.FT.
SWIMMING POOL	620 SQ.FT.
REAR STONE STAIRS	68 SQ.FT.
DRIVEWAY	1,868 SQ.FT.
TOTAL	7,764 SQ.FT.

7764 / 23337 GROSS LOT AREA = 33.27%

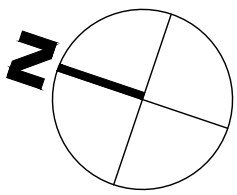
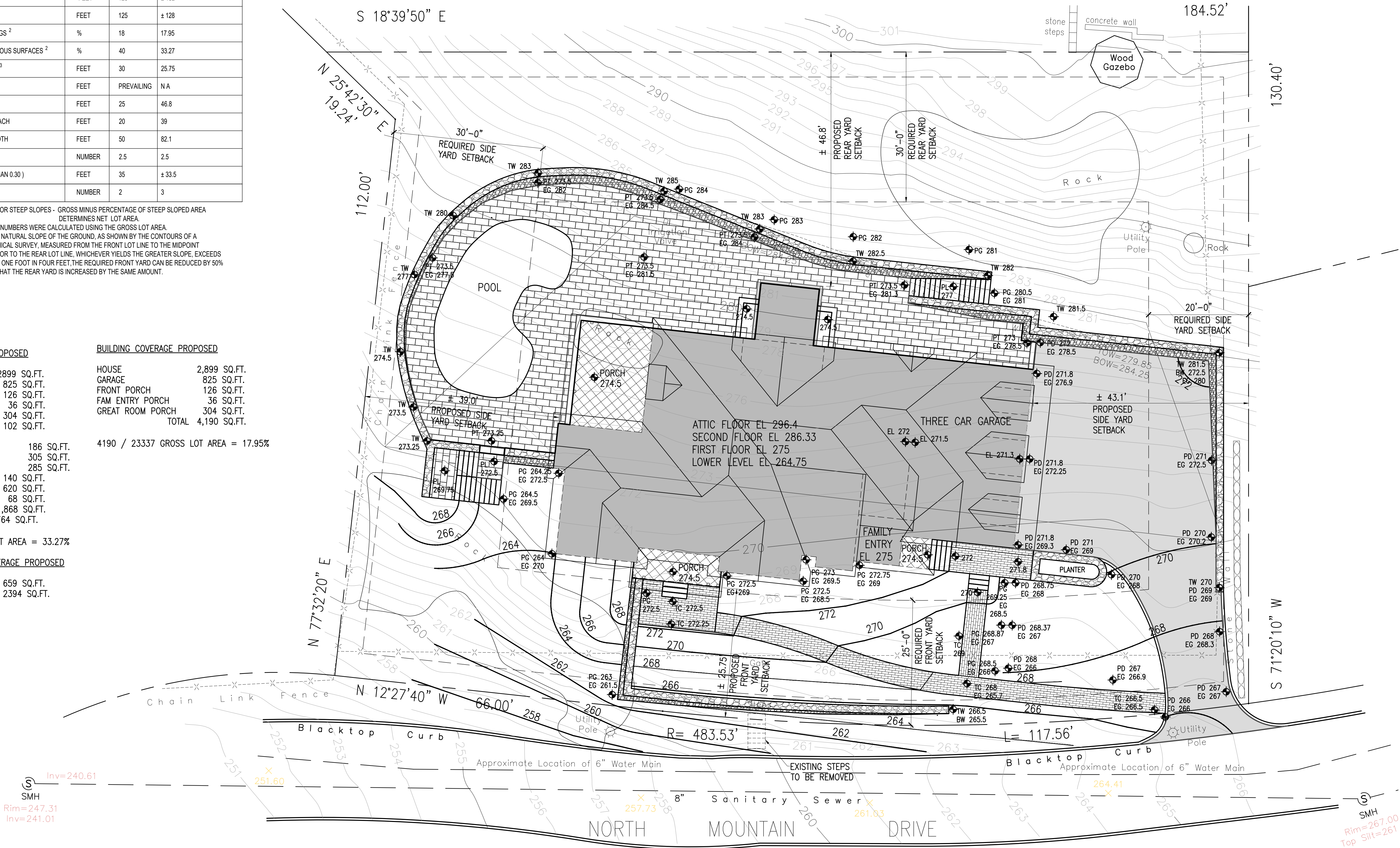
PERVIOUS SURFACES COVERAGE PROPOSED

FRONT WALK	659 SQ.FT.
REAR PERVIOUS TERRACE	2394 SQ.FT.

BUILDING COVERAGE PROPOSED

HOUSE	2,899 SQ.FT.
GARAGE	825 SQ.FT.
FRONT PORCH	126 SQ.FT.
FAM ENTRY PORCH	36 SQ.FT.
GREAT ROOM PORCH	304 SQ.FT.
TOTAL	4,190 SQ.FT.

4190 / 23337 GROSS LOT AREA = 17.95%



PROPOSED SITE PLAN
SCALE : 1" = 10'-0"
GRAPHIC SCALE IN FEET
0 5 10 20

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

WARNING : IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 145 SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

PROJECT TITLE:
GIGLIO RESIDENCE
79 NORTH MOUNTAIN ROAD
DOBBS FERRY, N.Y. 10522
PROJECT NO.:

GOTHAM DESIGN
PLANNING AND DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
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ISSUED / REVISIONS

SHEET TITLE:
PROPOSED SITE PLAN

DATE: 08-05-2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY: PRS

A-1.0