

DE PAOLA 443

443 BROADWAY  
DOBBS FERRY, N.Y. 10522

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW / LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY (RCVY ONLY)	SUBJECT TO DAMAGE FROM			CLIMATE ZONE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 LBS / SQ.FT.	*SPECIAL WIND REGION	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	4A	YES	**FIRM COMMUNITY PANEL NUMBER 300908	2000	51.6

\* 115 MPH to 120 MPH, the special wind region should serve as warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the dredved values taken from Section 1609 of the IBC and Figure R301.2 (4) A of the IRC are likely to occur and should be considered in the design.

\*\* State if applicable. For flood hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available on the FEMA web site <http://www.floodmap.floodsimple.com/>

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS										
CLIMATE ZONE	FENESTRATION U - FACTOR	SKYLIGHT U - FACTOR	GLAZED FENESTRATION SHGC	CEILING R - VALUE	WOOD FRAME WALL R - VALUE	MASS WALL R - VALUE	FLOOR R - VALUE	BASEMENT WALL R - VALUE	SLAB R - VALUE & DEPTH	CRAWL SPACE WALL R - VALUE
TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
4A	0.35	0.55	0.4	49	20 OR 13 + 5	8 / 13	19	10 / 13	10 , 2 FT	10 /13
TABLE R402.1.4 EQUIVALENT FACTORS										
4A	0.35	0.55		0.026	0.06	0.098	0.047	0.047	0.059	0.065

PROJECT DESCRIPTION AND CODE COMPLIANCE NOTES

1. THIS PROJECT CONSISTS OF THE RENOVATION AND ALTERATION OF THE EXTERIOR AND INTERIOR OF THE EXISTING BUILDING AS WELL AS THE REPLACEMENT OF THE ROOF. INTEGRAL TO THIS PROJECT IS THE CREATION OF A STAIRWAY THAT WILL BE USED TO ACCESS EACH UNIT ON LEVEL 2 AND 3 FROM THE PARKING LOT. THE EXISTING GARAGE WILL ALSO BE REMOVED IN ORDER TO CREATE A MORE LIVABLE SPACE IN THE FIRST FLOOR UNIT. THE NUMBER OF RESIDENTIAL UNITS WILL INCREASE FROM SIX RESIDENTIAL UNITS TO EIGHT RESIDENTIAL UNITS. THE EXISTING RESIDENTIAL UNITS INCLUDE TWO ONE-BEDROOM UNITS, TWO TWO-BEDROOM UNITS, ONE THREE-BEDROOM UNITS, AND ONE FOUR-BEDROOM UNITS. THE PROPOSED RESIDENTIAL UNITS WILL ALL BE TWO-BEDROOM APARTMENTS. TWO UNITS WILL BE AFFORDABLE RESIDENCES IN COMPLIANCE WITH THE DOBBS FERRY VILLAGE CODE. EIGHT ON SITE PARKING SPACES ARE PROPOSED. THE GROUND FLOOR RESIDENTIAL IS A TYPE A ADA COMPLIANT APARTMENT.

2. ALL PROPOSED WORK SHALL BE DESIGNED, PERFORMED, AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE BUILDING CODE.

3. ALL ELECTRICAL WORK SHALL BE DESIGNED, PERFORMED, AND COMPLETED IN FULL COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE NFPA 70 2017 EDITION.

4. ALL PLUMBING WORK SHALL BE DESIGNED, PERFORMED, AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE BUILDING CODE.

5. ALL MECHANICAL WORK SHALL BE DESIGNED, COMPLETED, AND PERFORMED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE BUILDING CODE.
6. THE PROPOSED WORK SHALL BE DESIGNED, PERFORMED, AND COMPLETED IN FULL COMPLIANCE WITH THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE - RESIDENTIAL PROVISIONS, LATEST EDITION. BY AFFIXING A SEAL AND SIGNING THIS SET OF CONSTRUCTION DOCUMENTS, THE REGISTERED DESIGN PROFESSIONAL HEREBY ATTESTS THAT, TO THE BEST OF HIS OR HER KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE CODE.

7. THIS BUILDING IS TYPE 5A CONSTRUCTION AND WILL HAVE A FIRE PROTECTION SPRINKLER SYSTEM.

8. THIS BUILDING'S USE IS A MULTI-DWELLING.

9. THIS PROPERTY IS LOCATED IN THE B (BROADWAY) ZONING DISTRICT.

LIST OF DRAWINGS		BUILDING DEPARTMENT	ZBA MEETING ON 03-13-2024
CS	LIST OF DRAWINGS, LOCATION MAPS, DESIGN CRITERIA, AND ZONING CHART	● 05-10-2023	● 02-21-2024
A - 1	EXISTING SITE PLAN AND PROPOSED SITE PLAN	● 05-10-2023	● 02-21-2024
D - 1	DEMOLITION PLANS	● 05-10-2023	● 02-21-2024
A - 2.1	EXISTING AND PROPOSED FLOOR PLANS	● 05-10-2023	● 02-21-2024
A - 2.2	EXISTING AND PROPOSED FLOOR PLANS	● 05-10-2023	● 02-21-2024
A - 3.1	EXISTING AND PROPOSED ELEVATIONS	● 05-10-2023	● 02-21-2024
A - 3.2	EXISTING AND PROPOSED ELEVATIONS	● 05-10-2023	● 02-21-2024

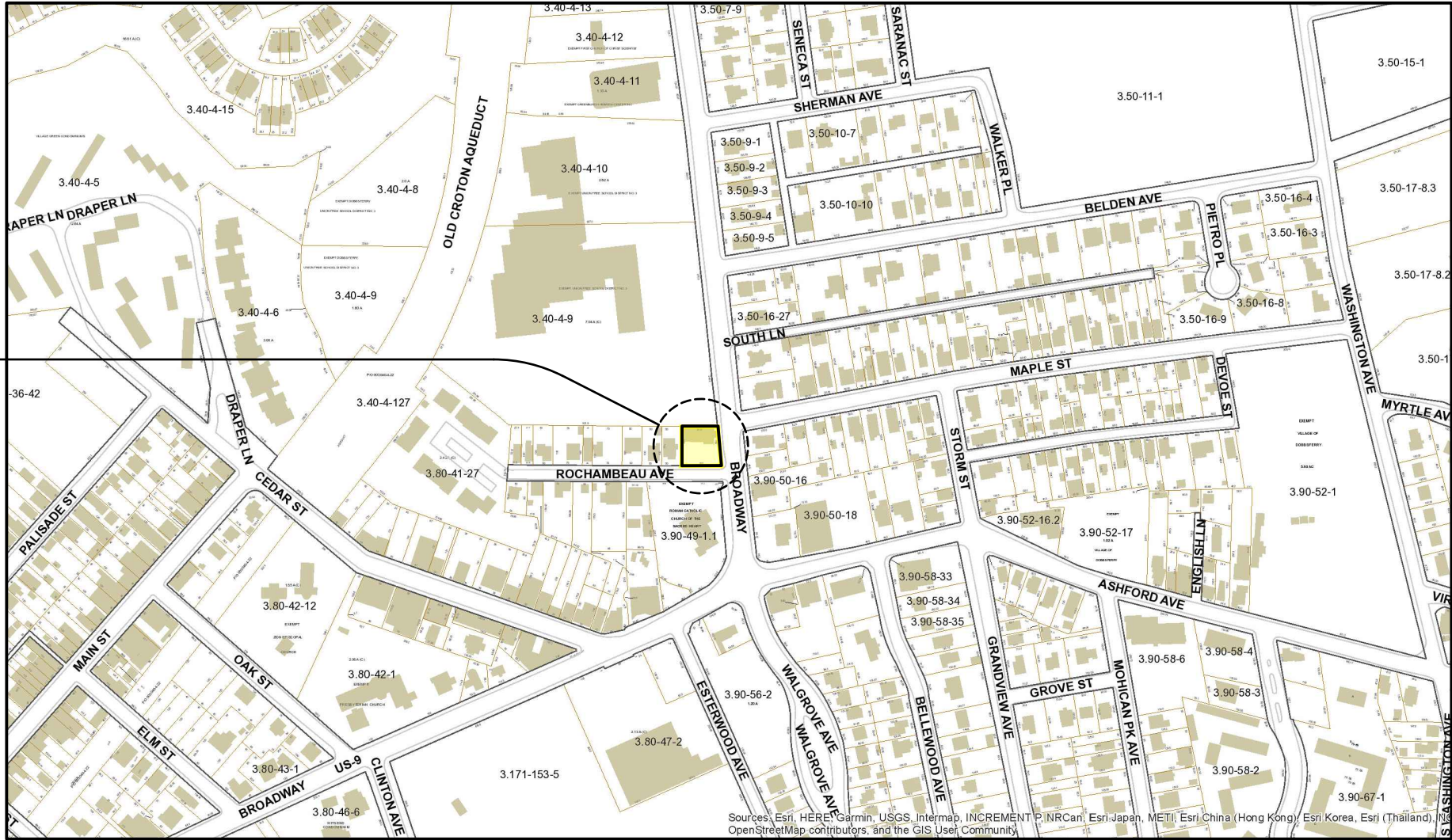
ZONING CHART				
PROPERTY LOCATION: 443 BROADWAY DOBBS FERRY, N.Y. 10522			TAX ID No. 3.90-48-1	
OWNER: LUIGI DePAOLA			ZONING DISTRICT: B	
HOUSE	REQUIRED /ALLOWED	EXISTING	PROPOSED	REMARKS
MINIMUM LOT AREA	5000 SF	9,703.5 SF	NO CHANGE	
MINIMUM LOT WIDTH	50 FT	100.60 FT	NO CHANGE	
MINIMUM LOT DEPTH	100 FT	102.38 FT	NO CHANGE	
MINIMUM FRONT YARD	PREVAILING	8 FT± AT HOUSE 4.7 FT± AT STEPS	8 FT AT ADDITION 4.7 FT± AT STEPS	
MINIMUM SIDE YARD 1	10 FT	52.75 FT ±	52.75 FT	VARIANCE REQUESTED
MINIMUM SIDE YARD 2	10 FT	.68 FT ±	.68 FT ±	
MINIMUM REAR YARD	25 FT	1.7 FT ±	1.7 FT ±	VARIANCE REQUESTED
MAXIMUM BLDG COVERAGE	30 %	32 % ±	32 %	VARIANCE REQUESTED
MAX. IMPERVIOUS COVERAGE	60 %	72.5 %	74.7 %	VARIANCE REQUESTED
MAXIMUM BLDG STORIES	3 STORIES	3 STORIES	3 STORIES	
MAXIMUM BLDG HEIGHT	40 FT	28 FT ±	32.84 FT	
OFF-STREET PARKING	11.25	6	8	VARIANCE REQUESTED
NUMBER OF UNITS	12	7	8	

OWNER:  
LUIGI DE PAOLA: 914 434 0228  
ENZO DEPAOLA: 914 494 8867  
EMAIL: DEPAOLADEVELOPMENT@GMAIL.COM

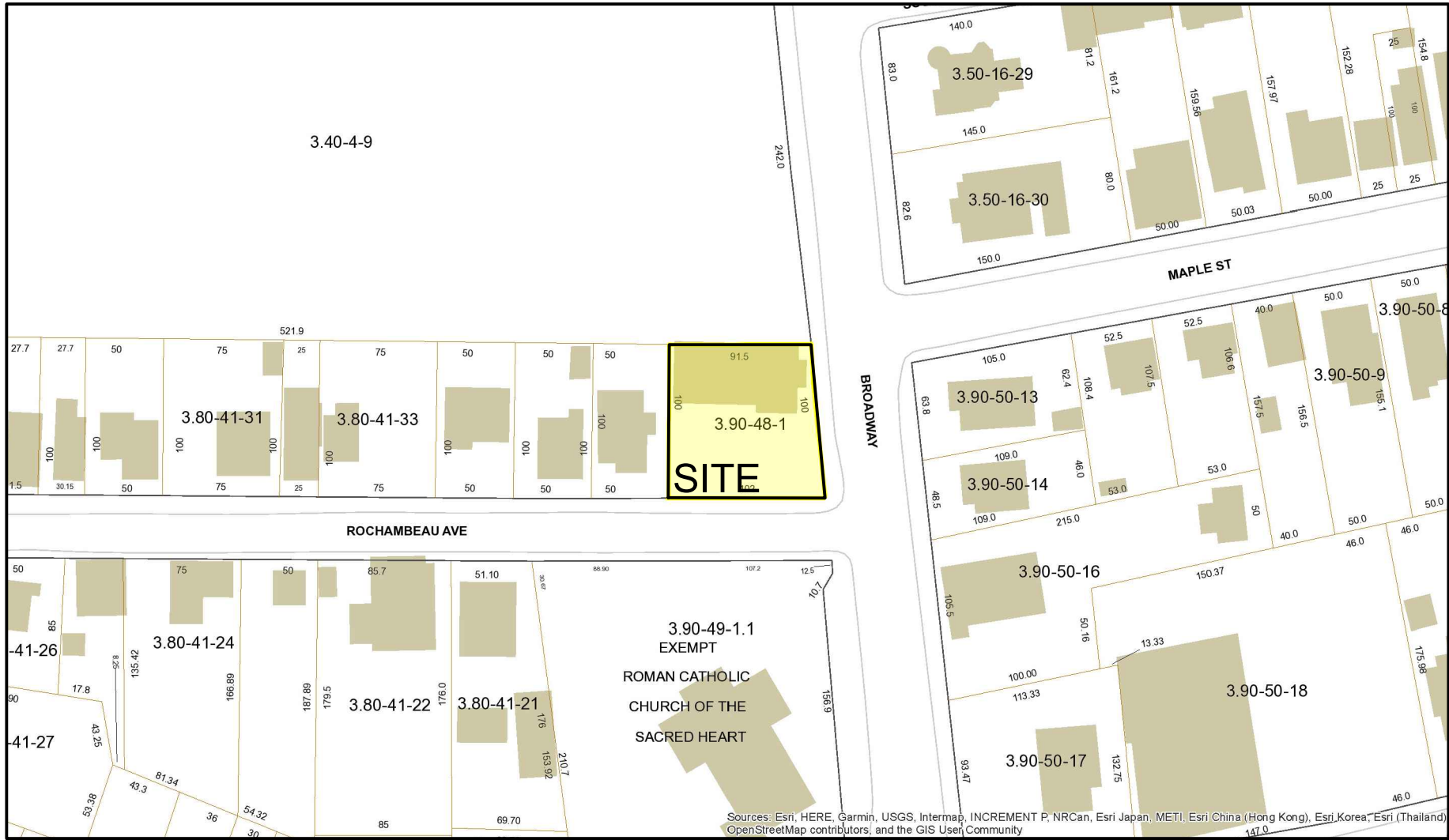
REV. 03-21-2024

REV. 03-21-2024

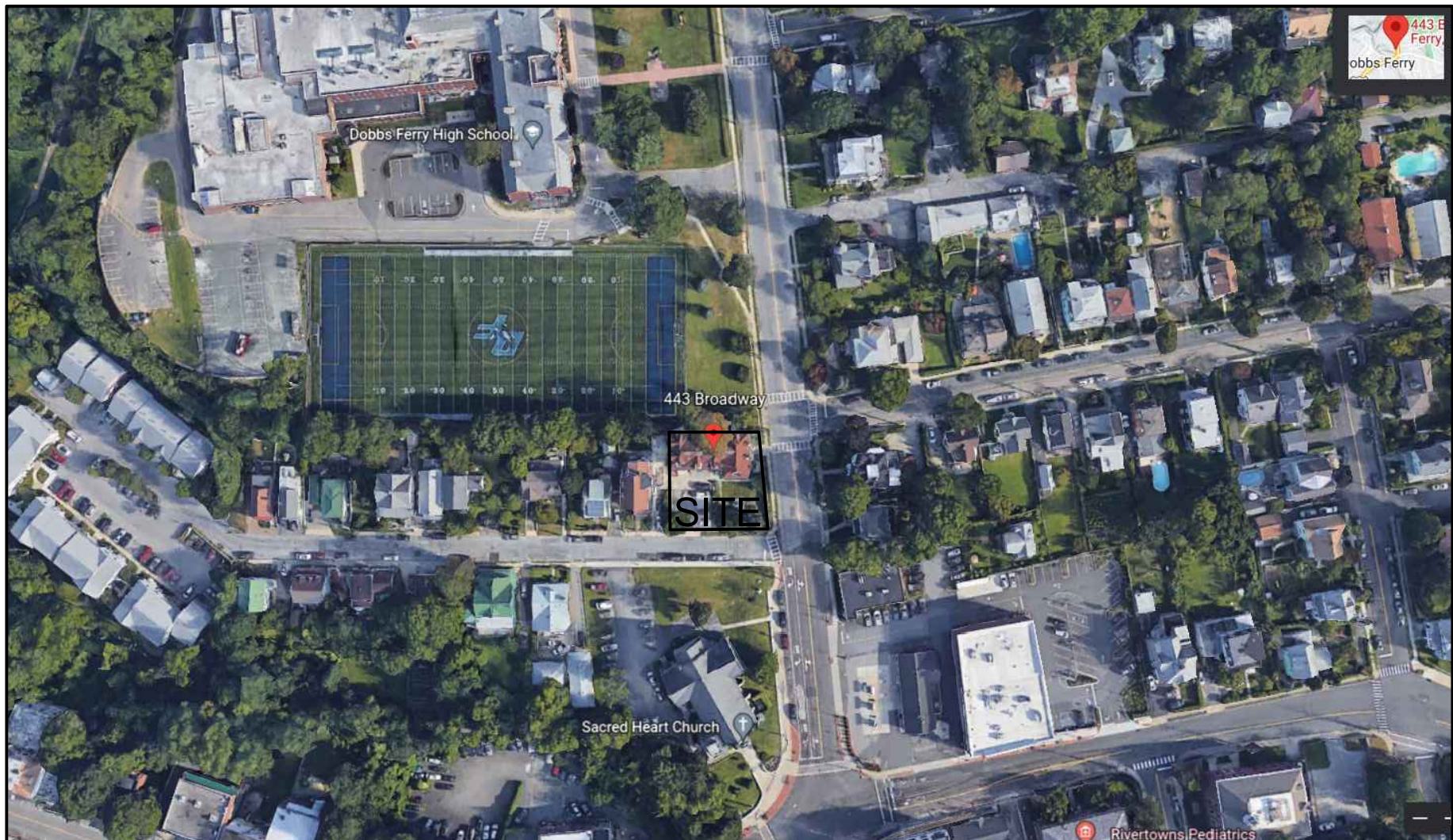
SUBJECT  
PROPERTY



SITE LOCATION MAP  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE



AERIAL LOCATION MAP  
NOT TO SCALE

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.



**Integral Engineering Services**  
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914-774-0343 : m  
info@integralengr.com : e  
www.integralengr.com : w

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:  
**DE PAOLA 443**  
443 BROADWAY  
DOBBS FERRY, NEW YORK 10522  
PROJECT NO.: **1404**

**GOTHAM DESIGN**  
PLANNING AND DEVELOPMENT LTD.

329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
email: arch329@gmail.com

ISSUED / REVISIONS  
REVISED 03-21-2024  
CHANGED THE REQUESTED VARIANCES ON THE ZONING TABLE.  
PROVIDED OWNER CONTACT INFO AND EMAIL.

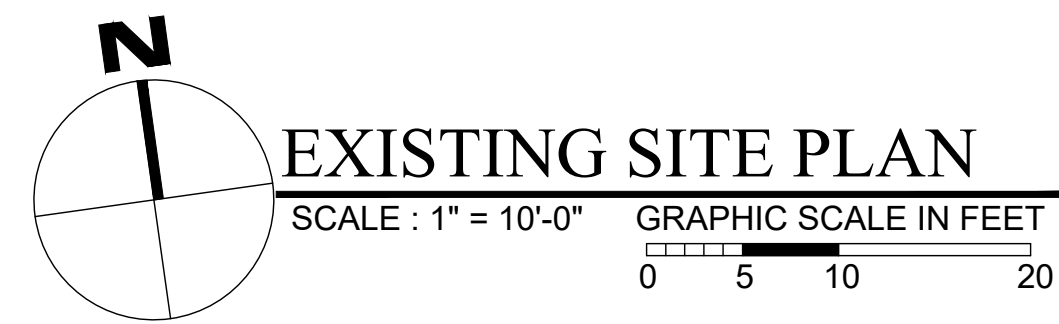
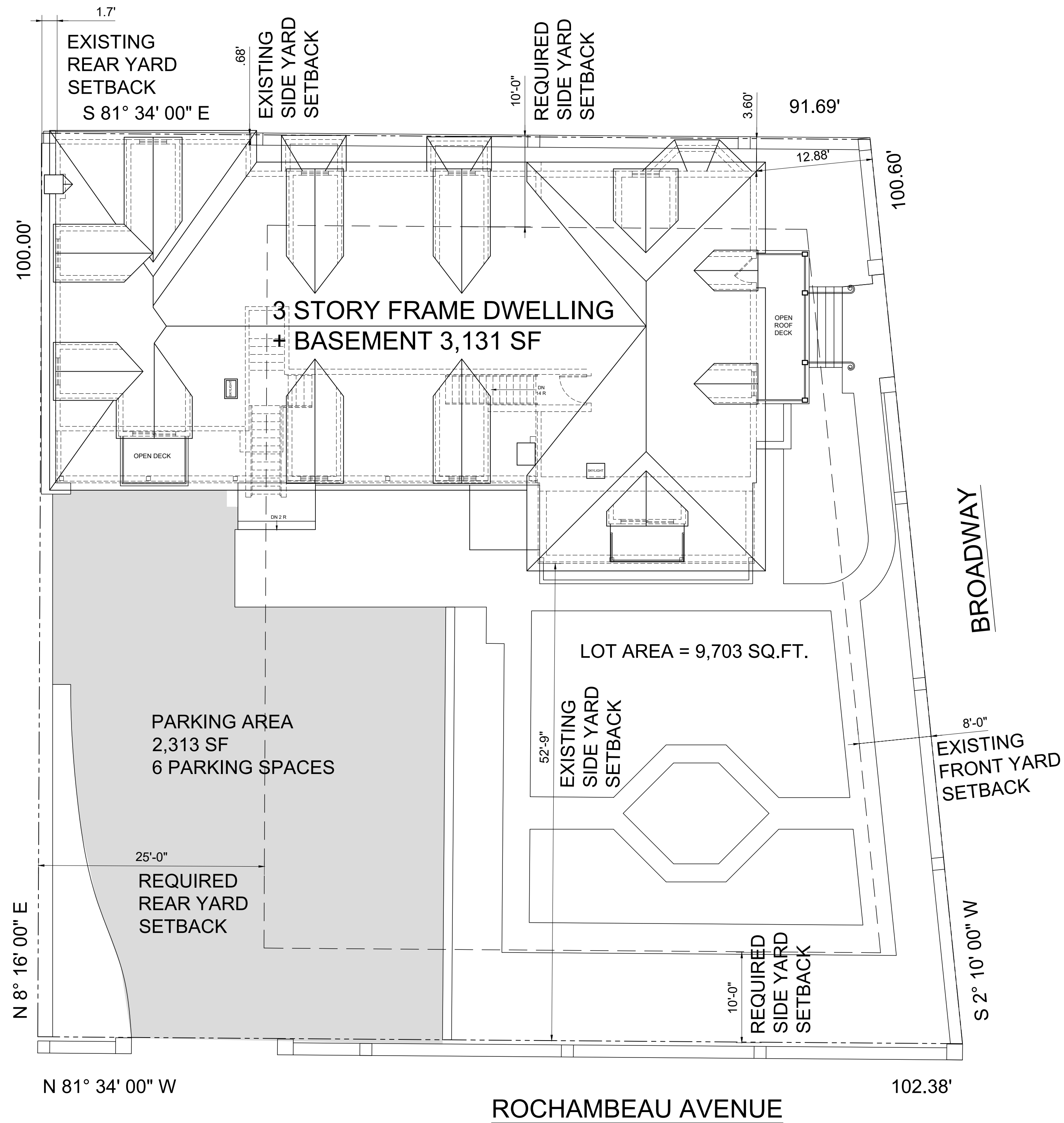
SHEET TITLE:  
**COVER SHEET**

DATE: **05-10-2023**  
DRAWN BY: **SSJ**  
SCALE: **AS NOTED**  
CHECKED BY: **PRS**

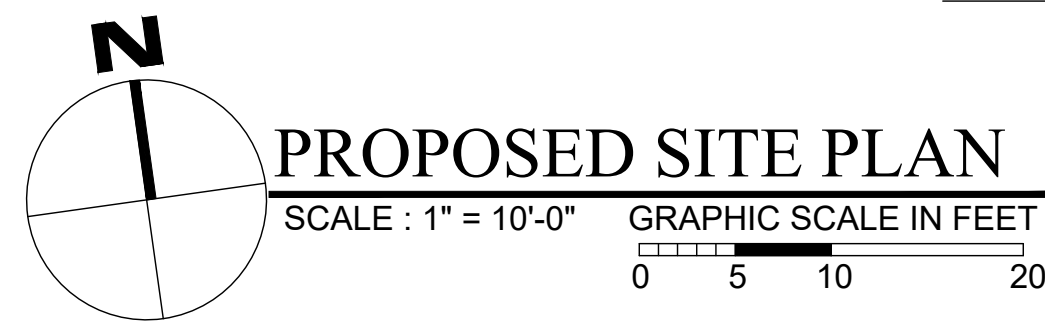
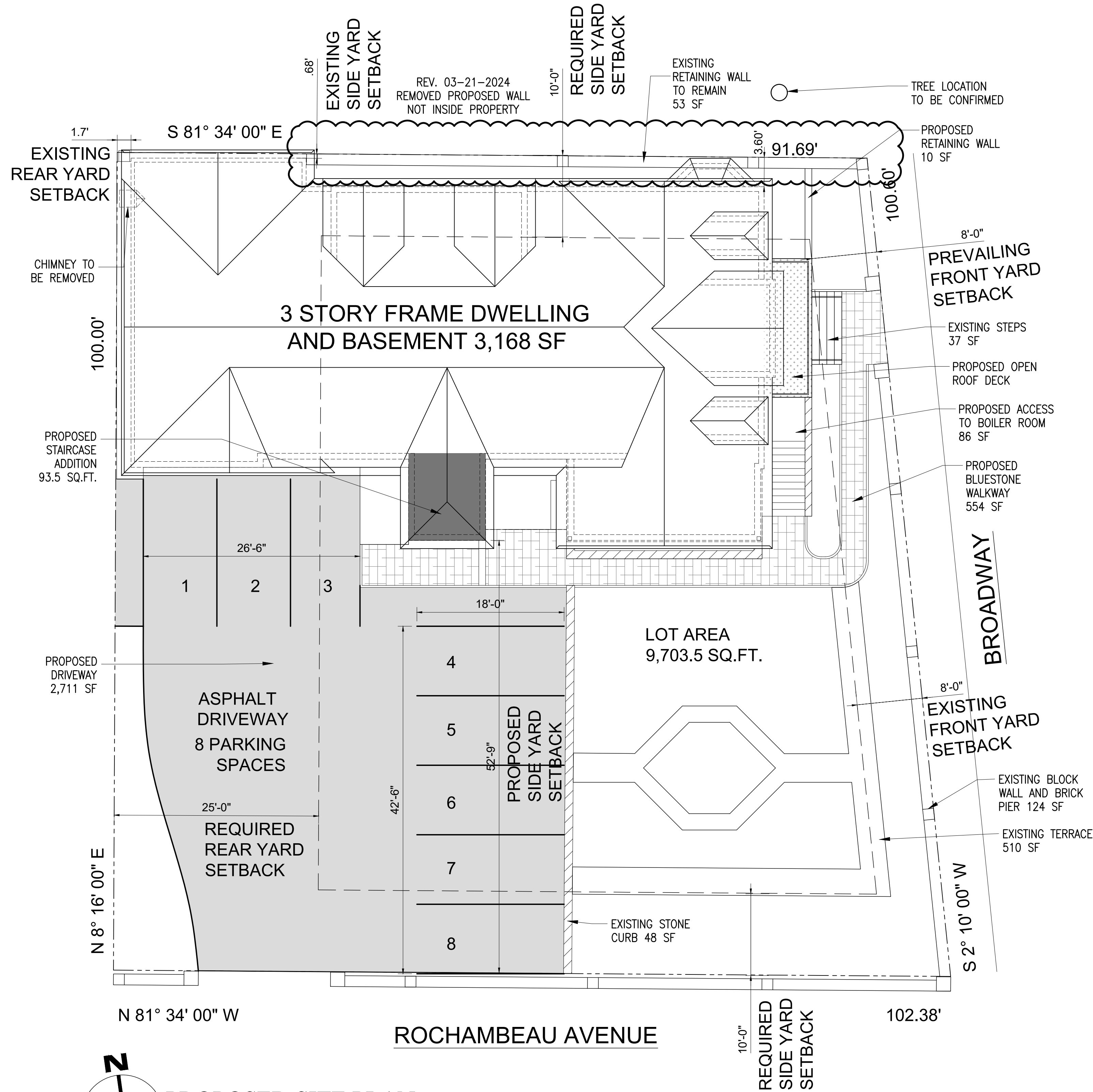
**CS**

NOT FOR CONSTRUCTION





NOTE:  
INFORMATION ON THIS DRAWING WAS  
TAKEN FROM A SURVEY PREPARED BY:  
EDWARD G. MIHALCZO LIC. LAND SURVEYOR  
24 BERKSHIRE RD. YONKERS, N.Y.  
DATED: FEBRUARY 19, 1988



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AND PROFESSIONAL JUDGMENT OF THE  
UNDERSIGNED, THE PLANS AND  
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STATE UNIFORM FIRE PREVENTION AND  
BUILDING CODE AND THE NEW YORK STATE  
ENERGY CONSERVATION CONSTRUCTION  
CODE CURRENTLY IN EFFECT.



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LAND SURVEYOR TO ALTER ANY ITEM IN ANY WAY.

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PROJECT NO.: **1404**

**GOTHAM DESIGN**  
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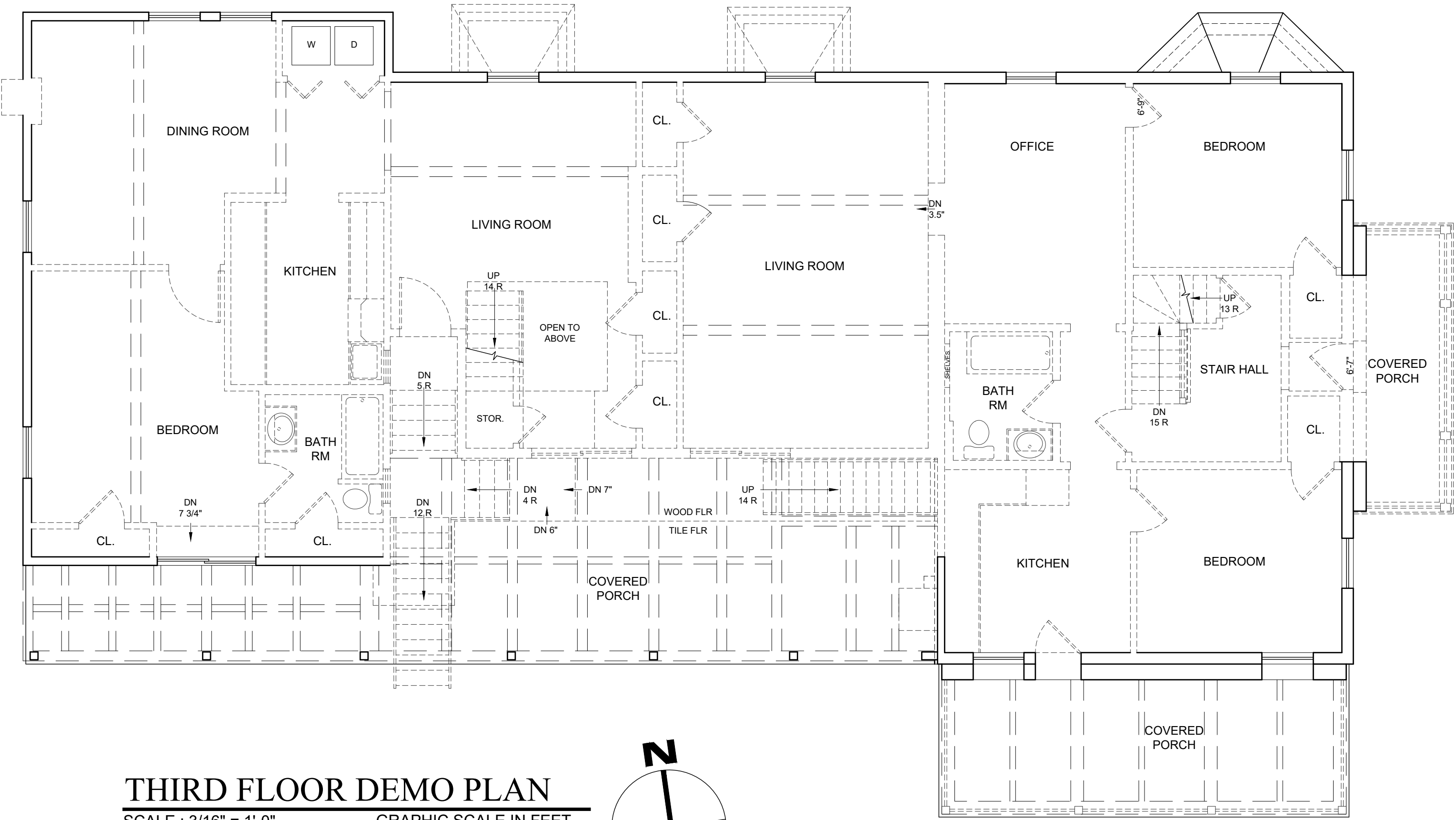
REVISIONS:  
REVISED 03-21-2024  
MOVED THE PROPOSED  
RETAINING WALL INTO THE  
SITE.

SHEET TITLE:  
**EXISTING SITE PLAN  
AND PROPOSED SITE  
PLAN**

DATE: <b>05-10-2023</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A-1**



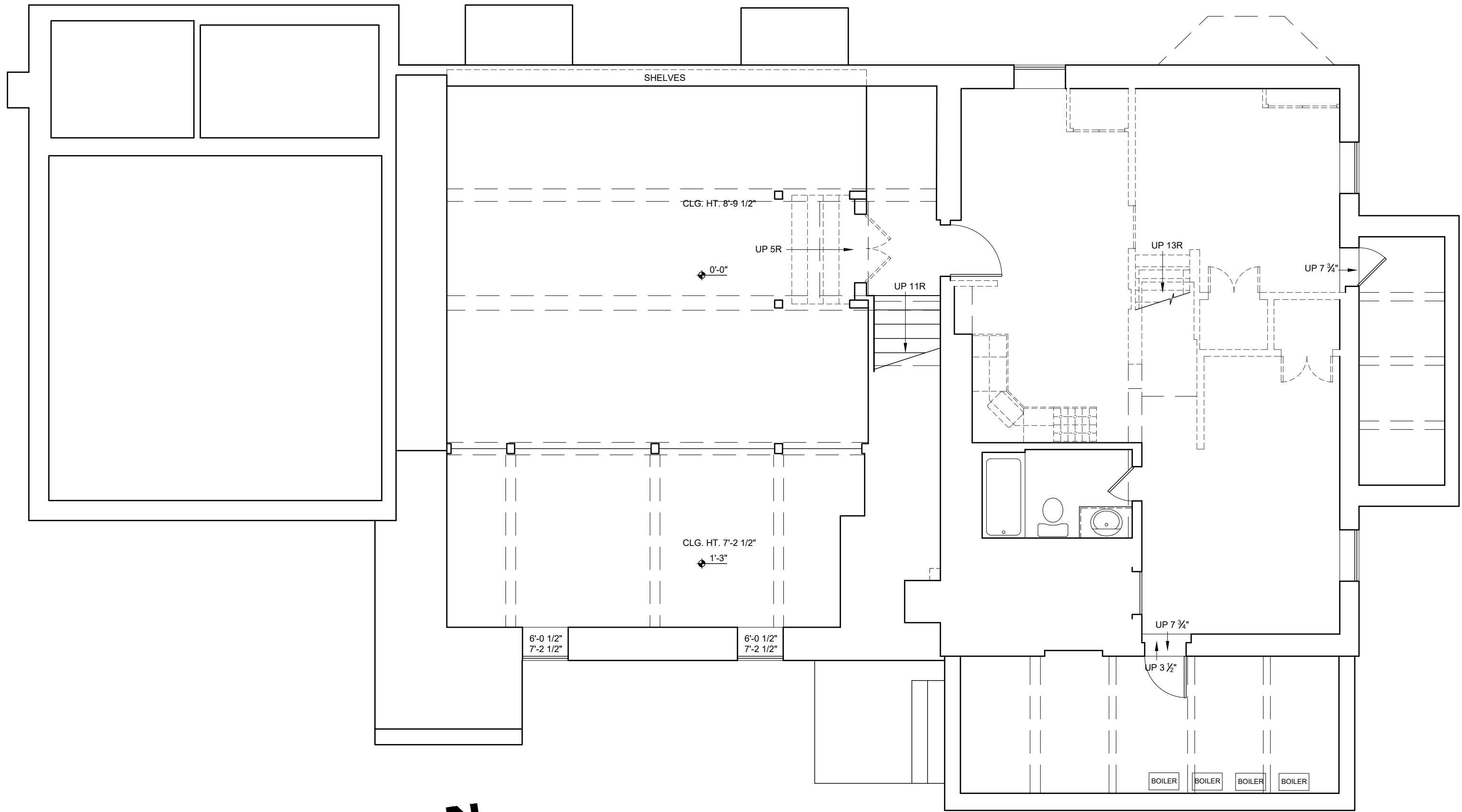
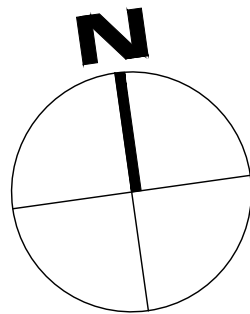


THIRD FLOOR DEMO PLAN

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

GRAPHIC SCALE IN FEET

0 4 8 16 32

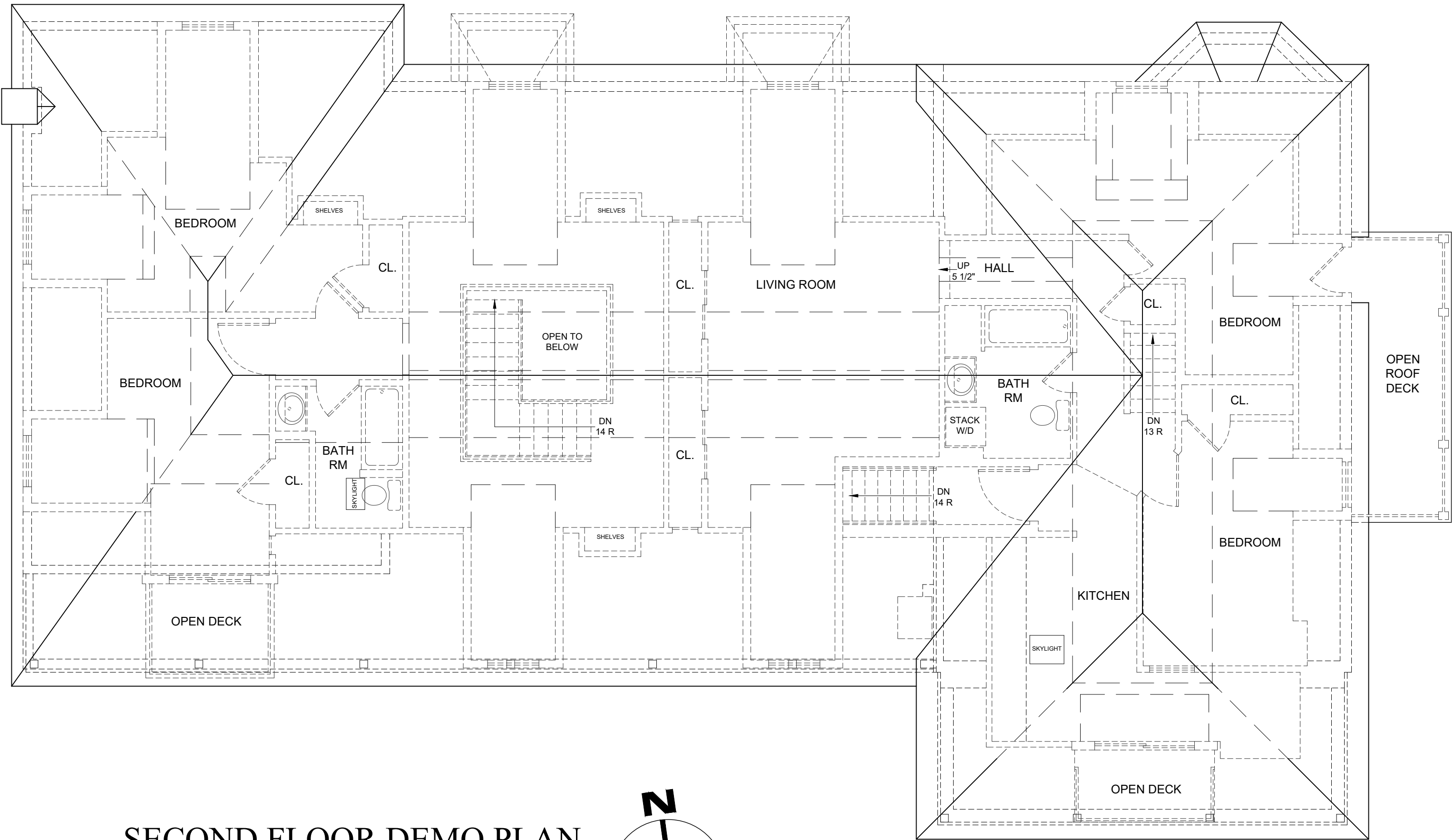
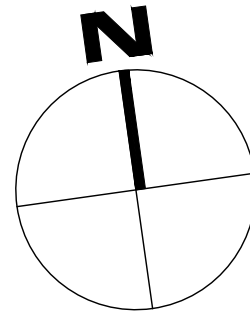


BASEMENT DEMO PLAN

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

GRAPHIC SCALE IN FEET

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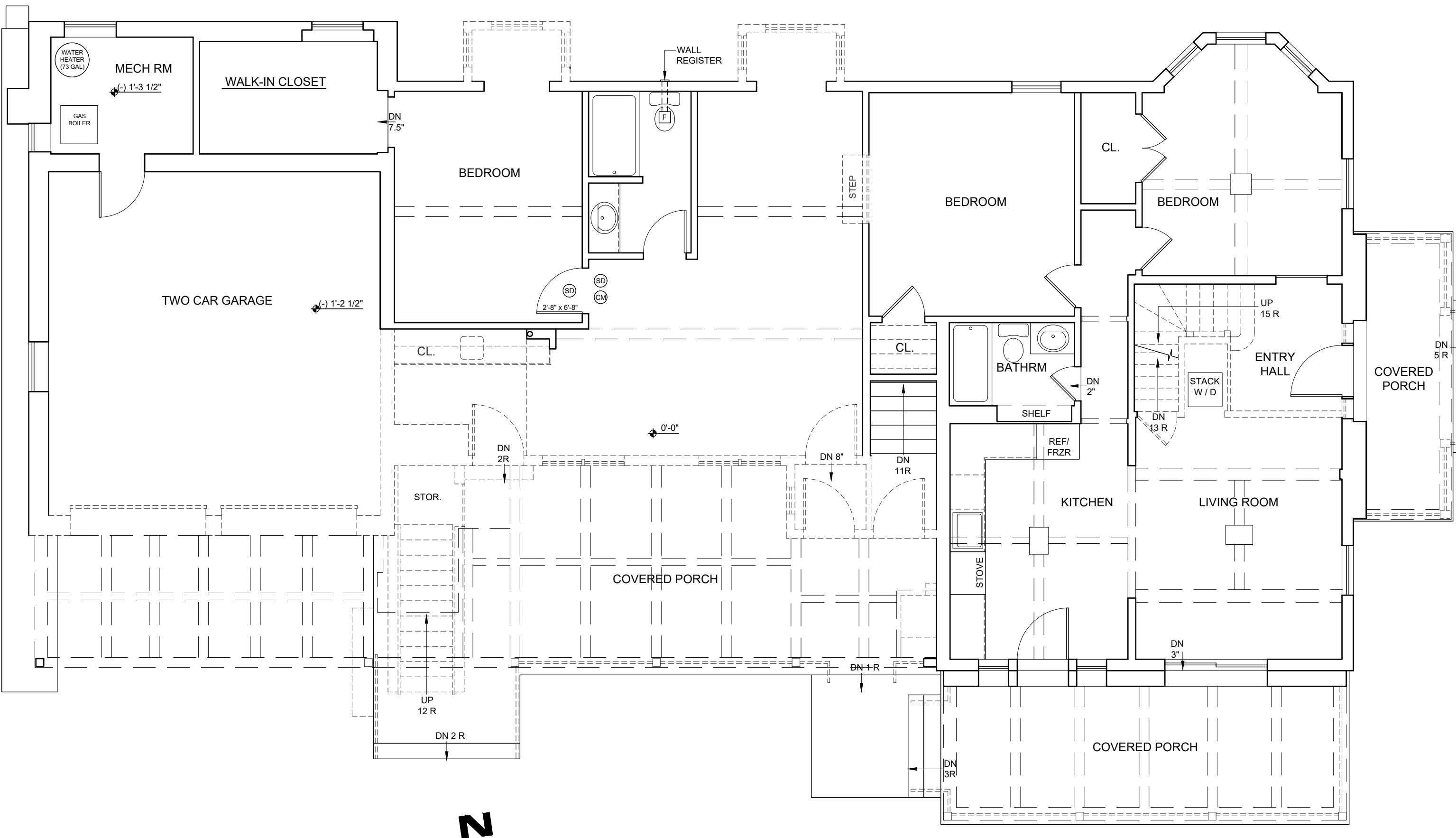
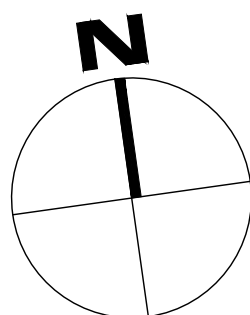


SECOND FLOOR DEMO PLAN

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

GRAPHIC SCALE IN FEET

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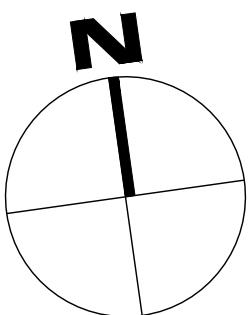


FIRST FLOOR DEMO PLAN

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

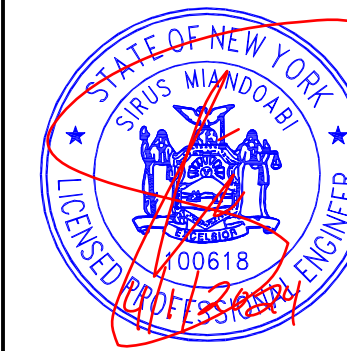
GRAPHIC SCALE IN FEET

0 4 8 16 32



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PROJECT TITLE:

DE PAOLA 443

443 BROADWAY  
DOBBS FERRY, NEW YORK 10522

PROJECT NO. : 1404

GOTHAM  
DESIGN

PLANNING AND  
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email: arch329@gmail.com

ISSUED / REVISIONS

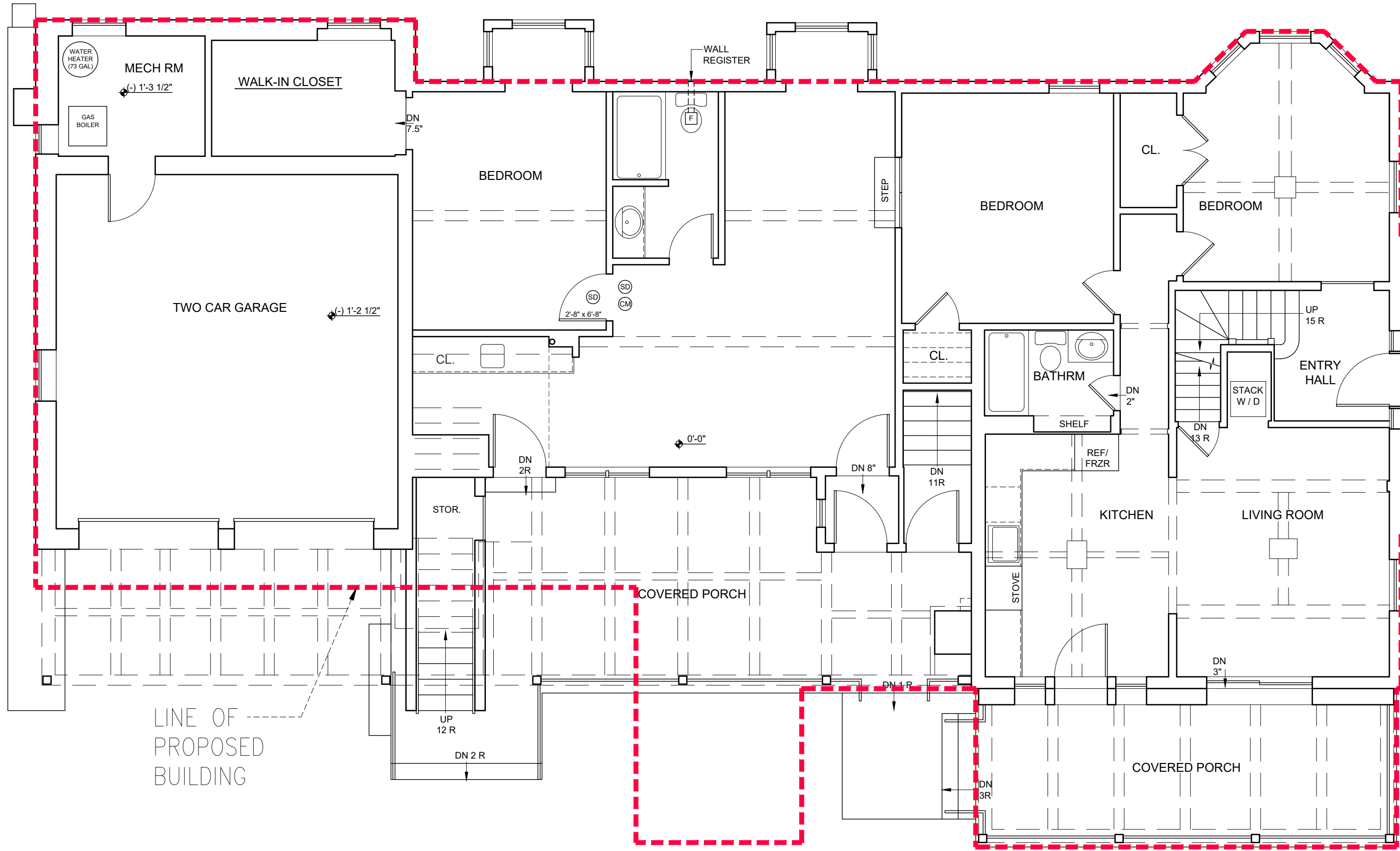
SHEET TITLE:

DEMO PLANS

DATE: 05-10-2023  
DRAWN BY: SSJ

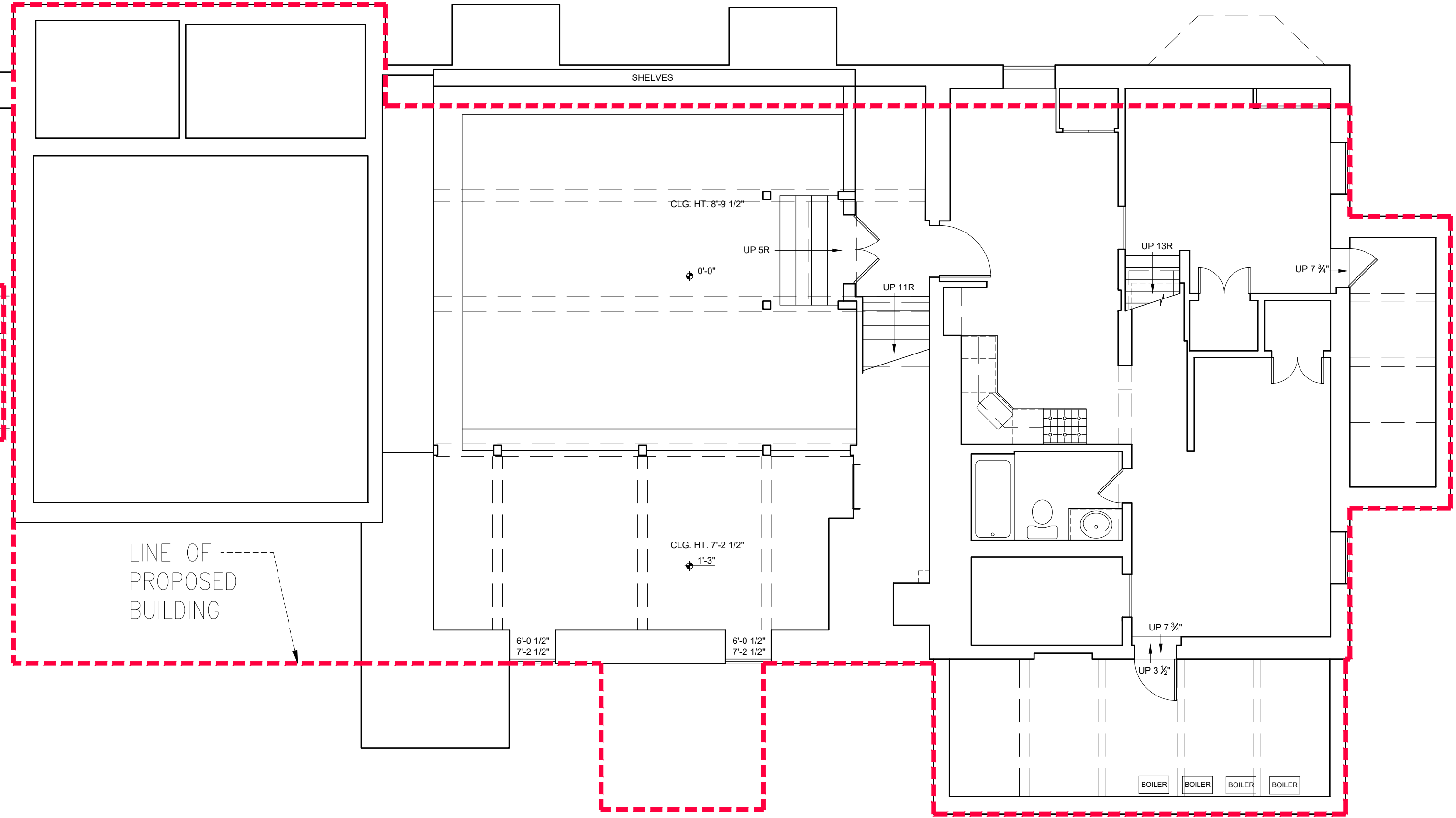
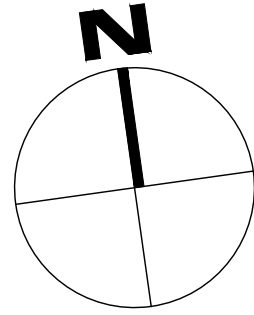
SCALE: AS NOTED  
CHECKED BY: PRS

D-1



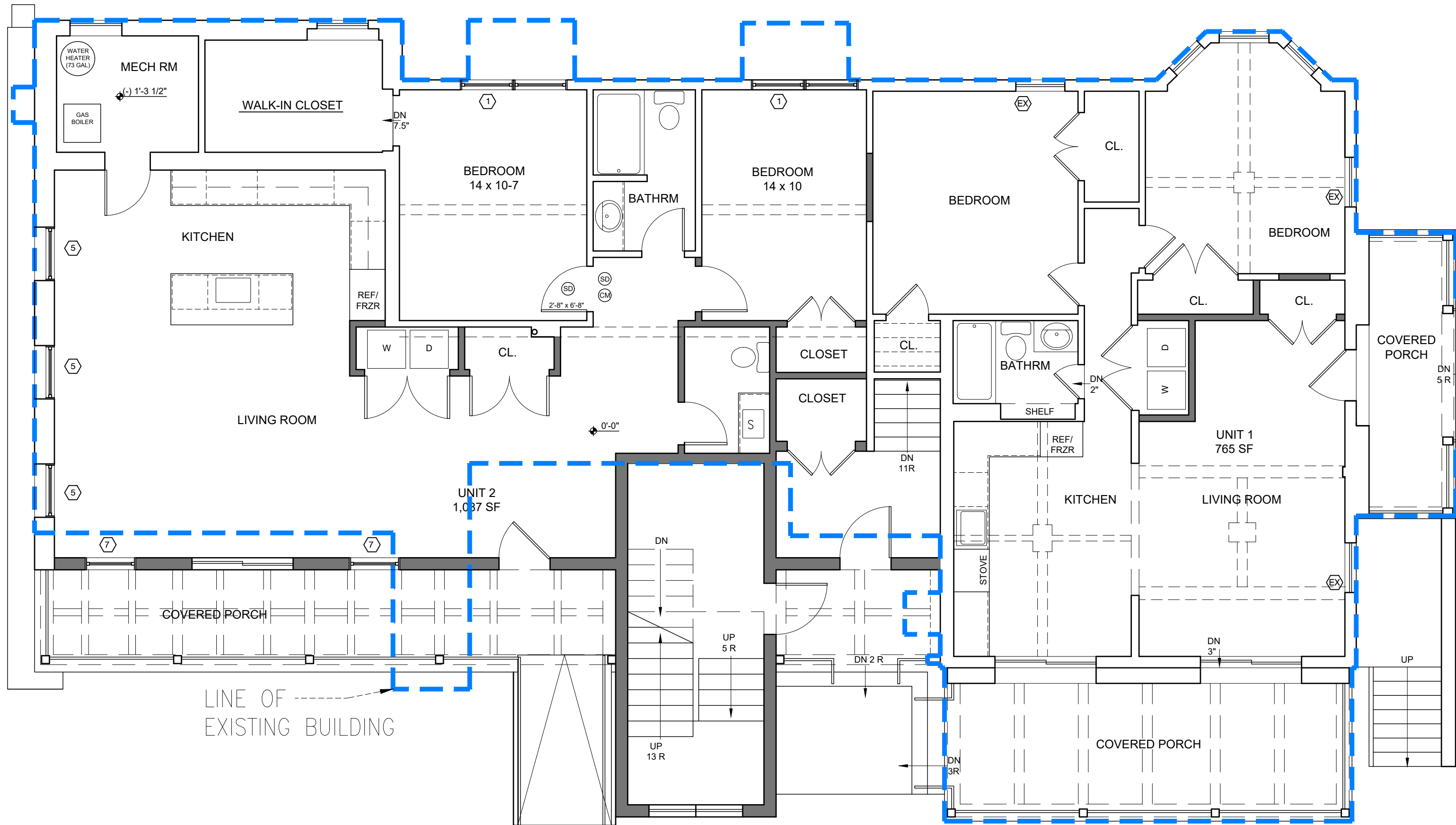
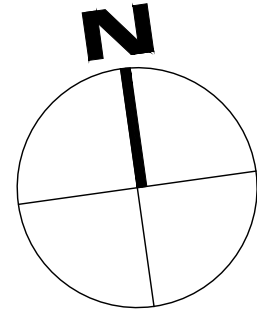
EXISTING  
FIRST FLOOR PLAN

SCALE : 3/16" = 1'-0" GRAPHIC SCALE IN FEET  
0 4 8 16 32



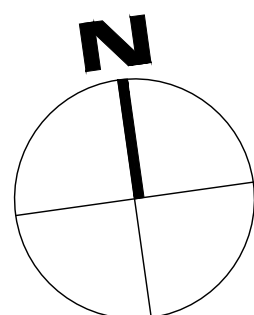
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BASEMENT FLOOR PLAN

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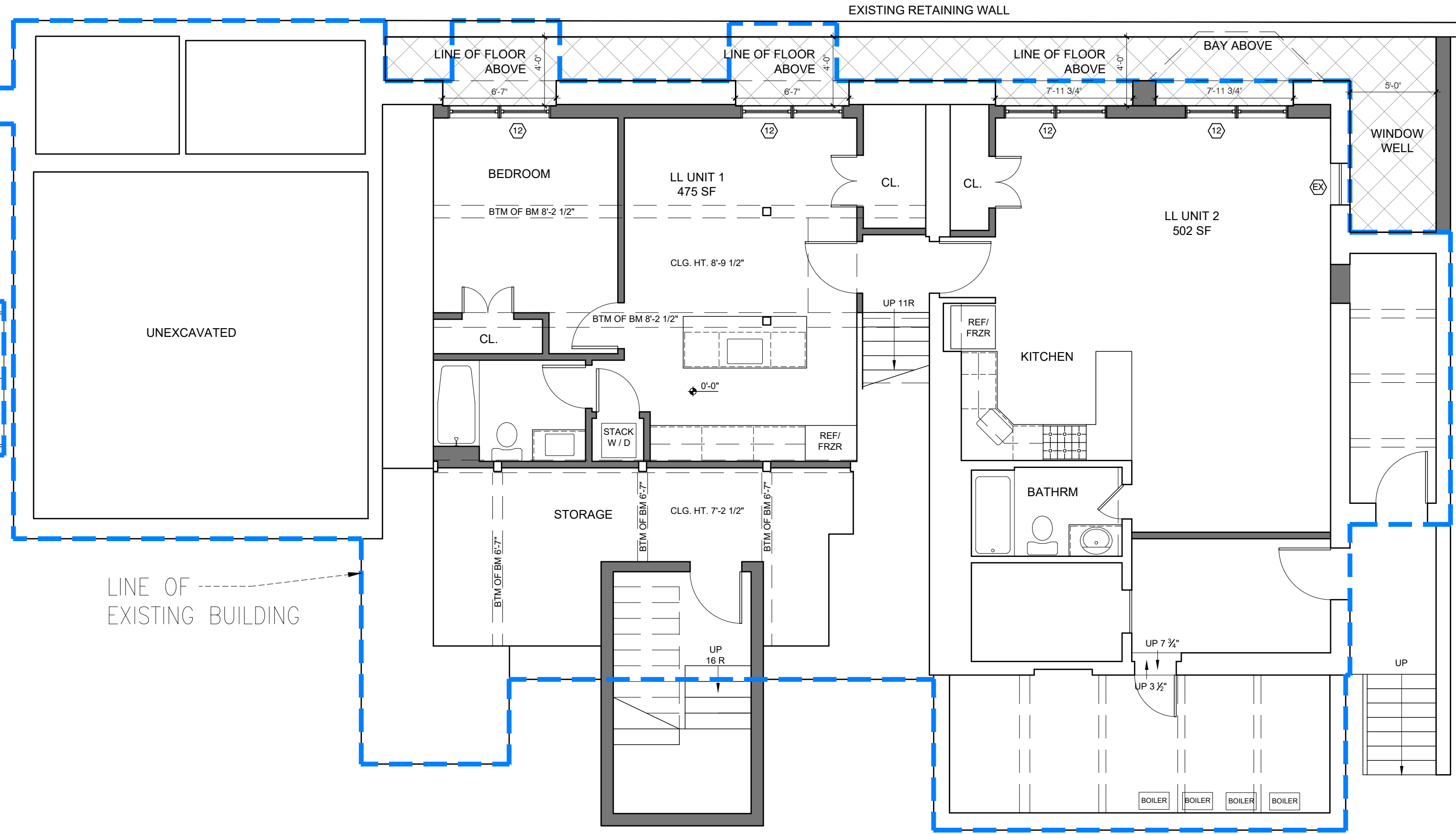
PROPOSED  
FIRST FLOOR PLAN

SCALE : 3/16" = 1'-0" GRAPHIC SCALE IN FEET  
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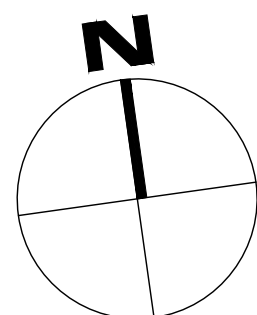
KEY:

- LINE OF EXISTING BUILDING
- LINE OF PROPOSED BUILDING



PROPOSED  
BASEMENT FLOOR PLAN

SCALE : 3/16" = 1'-0" GRAPHIC SCALE IN FEET  
0 4 8 16 32



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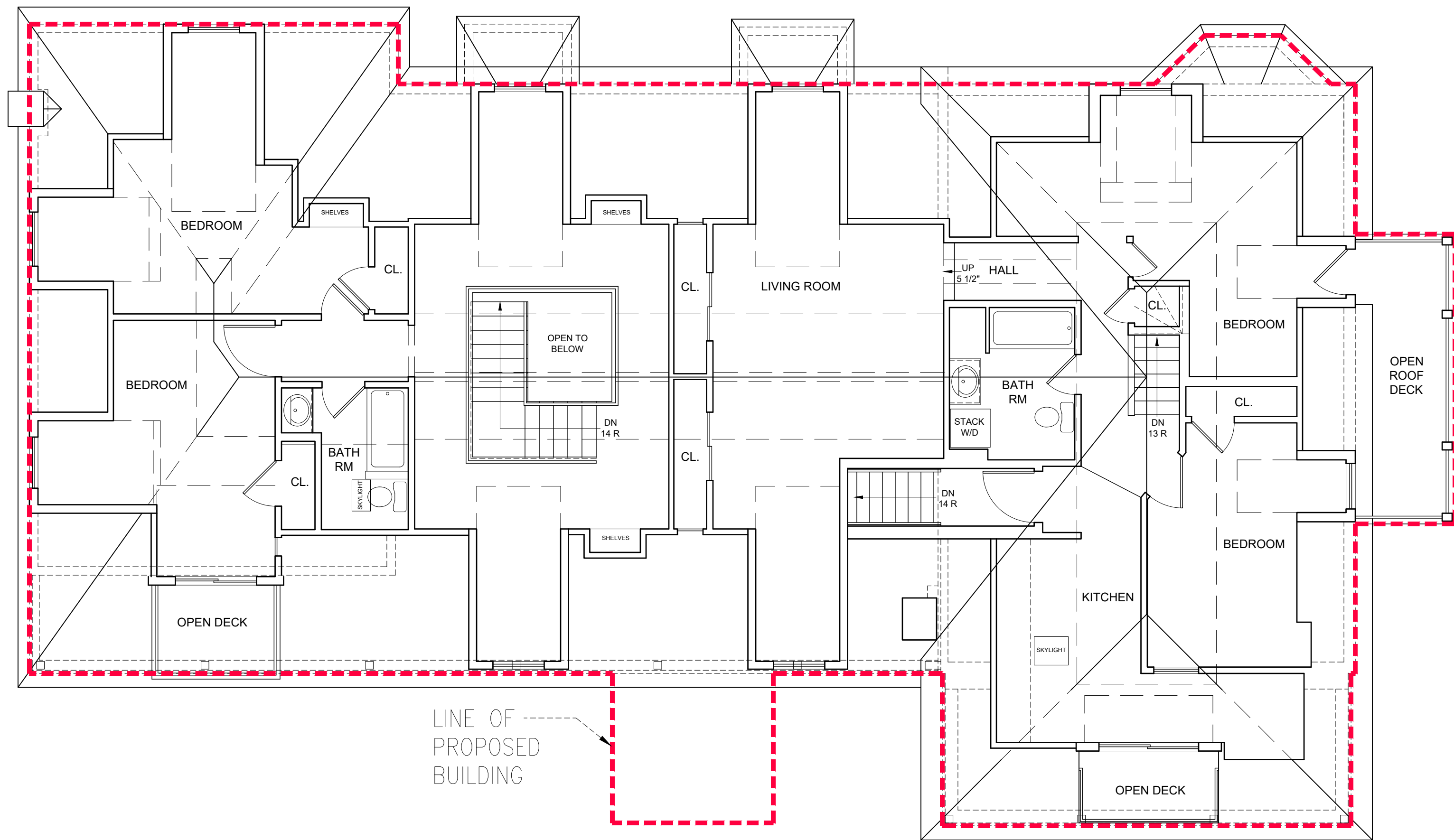
ISSUED / REVISIONS

SHEET TITLE:  
**EXISTING FLOOR PLANS**

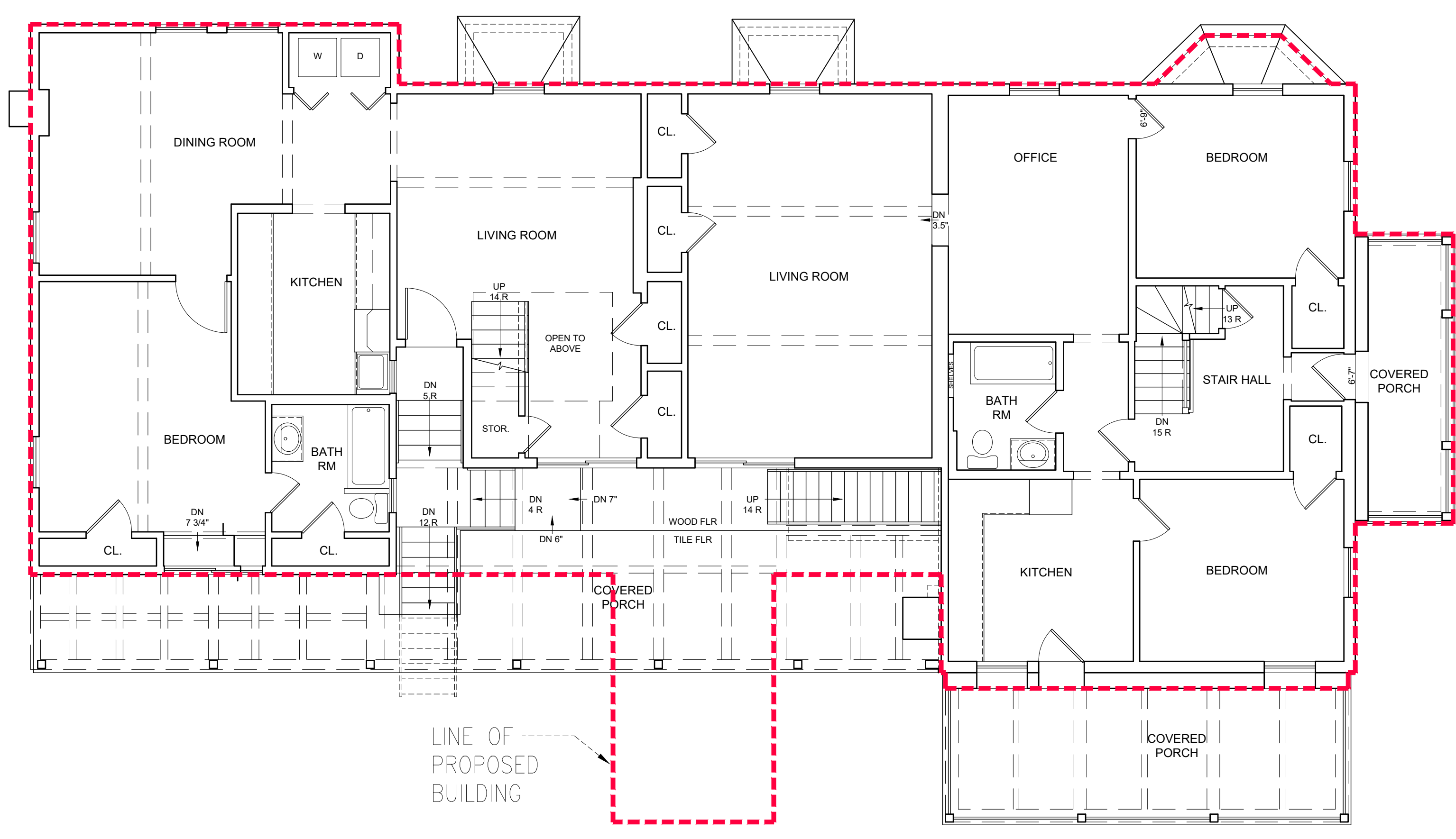
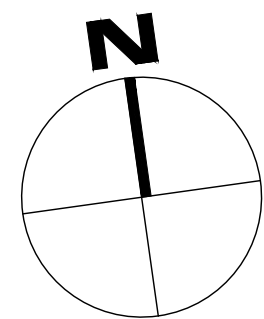
DATE: <b>05-10-2023</b>	DRAWN BY: <b>SSJ</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A-2.1**

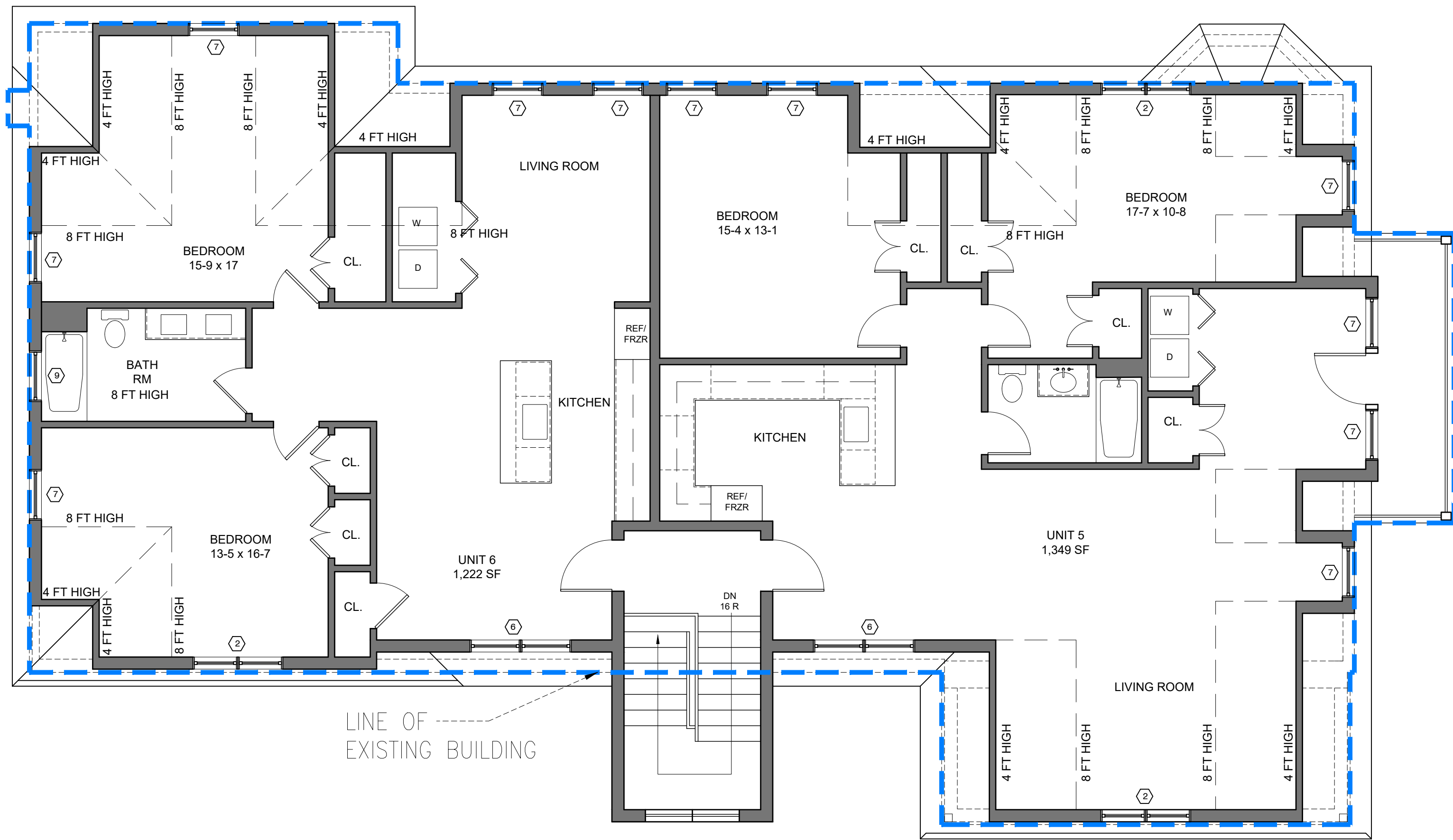
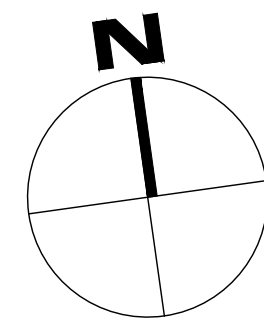




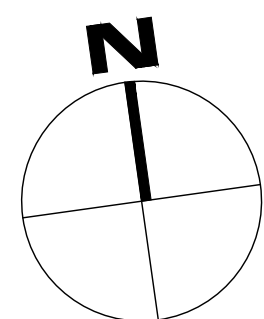
EXISTING  
THIRD FLOOR PLAN  
SCALE : 3/16" = 1'-0" GRAPHIC SCALE IN FEET



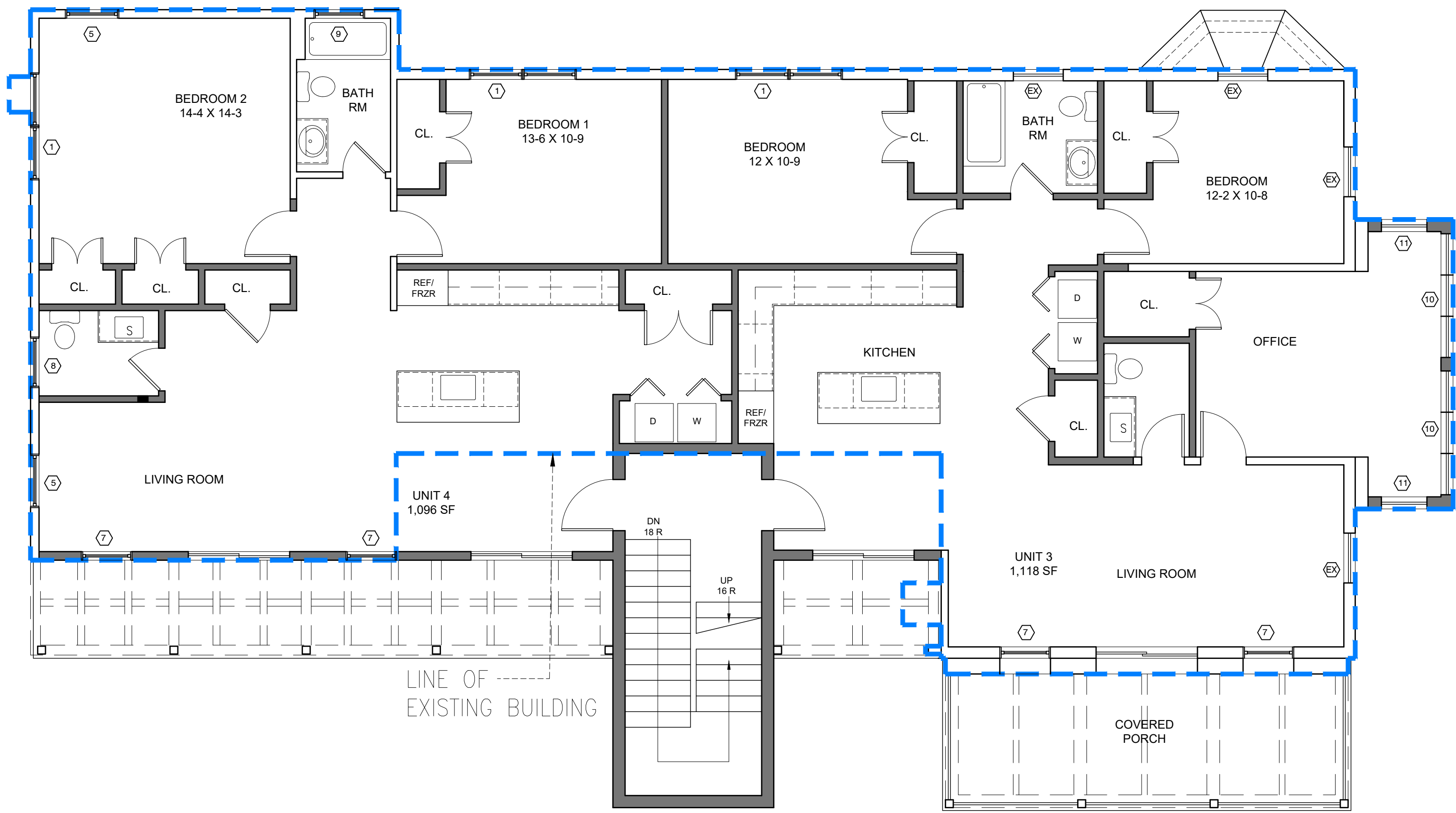
EXISTING  
SECOND FLOOR PLAN  
SCALE : 3/16" = 1'-0" GRAPHIC SCALE IN FEET



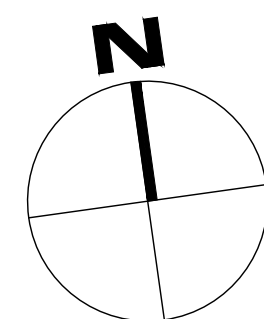
PROPOSED  
THIRD FLOOR PLAN  
SCALE : 3/16" = 1'-0" GRAPHIC SCALE IN FEET



KEY:  
--- LINE OF EXISTING BUILDING  
--- LINE OF PROPOSED BUILDING



PROPOSED  
SECOND FLOOR PLAN  
SCALE : 3/16" = 1'-0" GRAPHIC SCALE IN FEET



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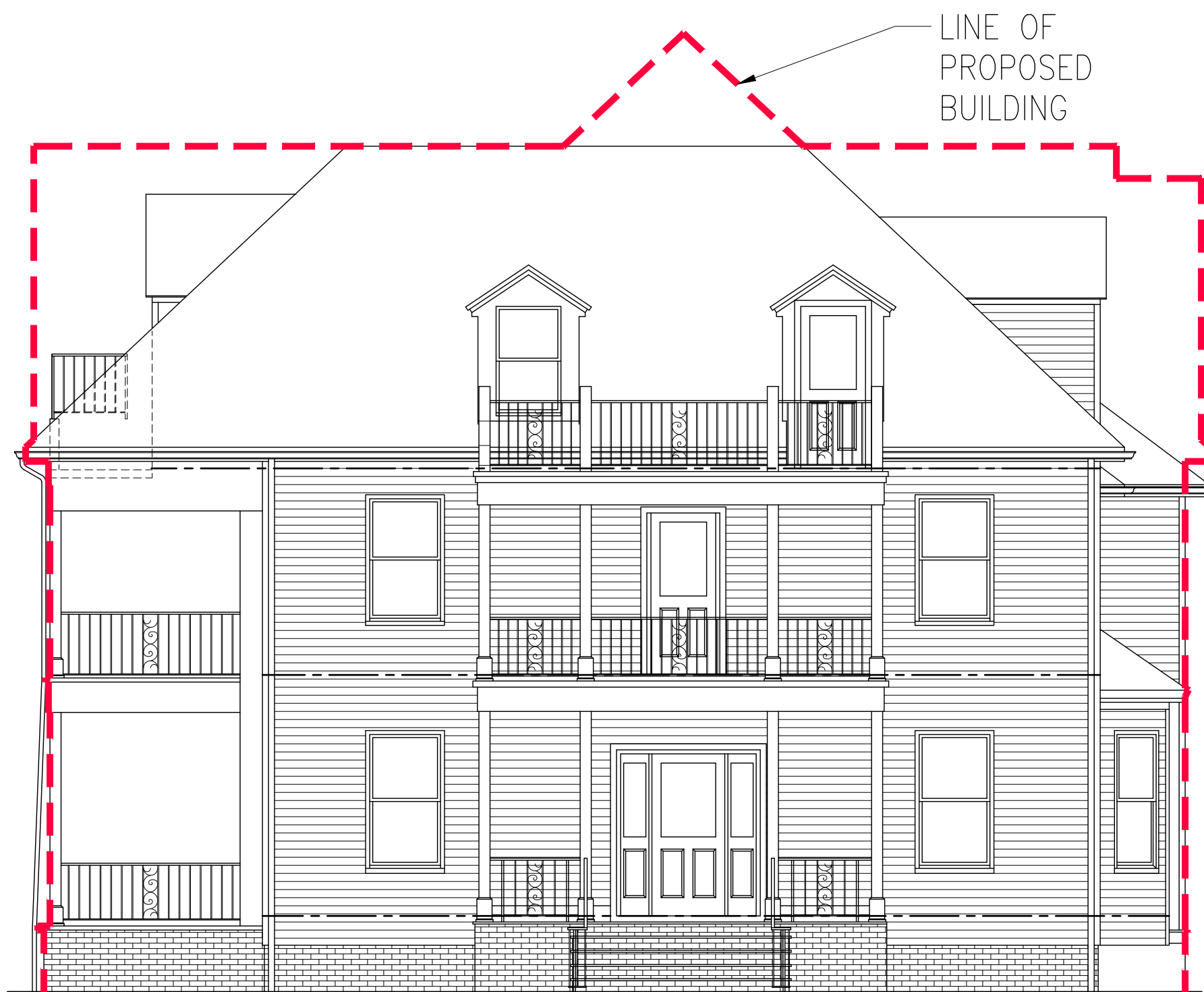
ISSUED / REVISIONS

SHEET TITLE:  
**EXISTING FLOOR PLANS**

DATE: **05-10-2023** DRAWN BY: **SSJ**  
SCALE: **AS NOTED** CHECKED BY: **PRS**

**A-2.2**





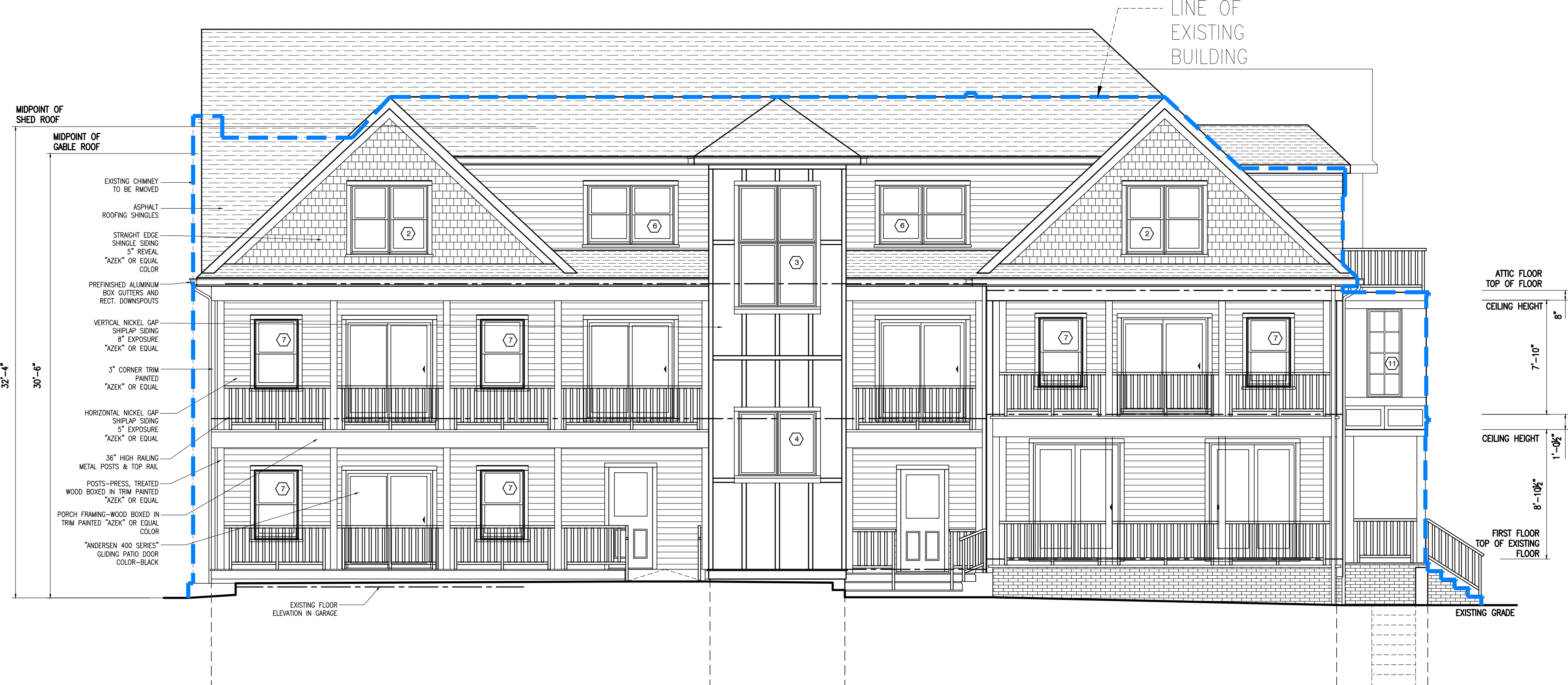
EXISTING  
EAST ELEVATION ( BROADWAY )  
SCALE : 3/16" = 1'-0"  
GRAPHIC SCALE IN FEET  
0 4 8 16 32



EXISTING  
SOUTH ELEVATION ( ROCHAMBEAU AVENUE )  
SCALE : 3/16" = 1'-0"  
GRAPHIC SCALE IN FEET  
0 4 8 16 32



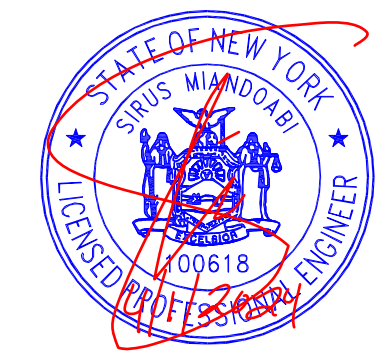
PROPOSED  
EAST ELEVATION ( BROADWAY )  
SCALE : 3/16" = 1'-0"  
GRAPHIC SCALE IN FEET  
0 4 8 16 32



PROPOSED  
SOUTH ELEVATION ( ROCHAMBEAU AVENUE )  
SCALE : 3/16" = 1'-0"  
GRAPHIC SCALE IN FEET  
0 4 8 16 32

NOT FOR CONSTRUCTION

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 PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.



**Integral Engineering Services**  
27 Main Street : a  
Dobbs Ferry, NY 10522  
914-274-8874 : o  
914-274-0343 : m  
info@integralengr.com : e  
www.integralengr.com : w

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 ANY ITEM IN ANY WAY.

PROJECT TITLE:  
**DE PAOLA 443**  
443 BROADWAY  
DOBBS FERRY, NEW YORK 10522  
PROJECT NO. : **1404**

**GOTHAM DESIGN**  
PLANNING AND DEVELOPMENT LTD.

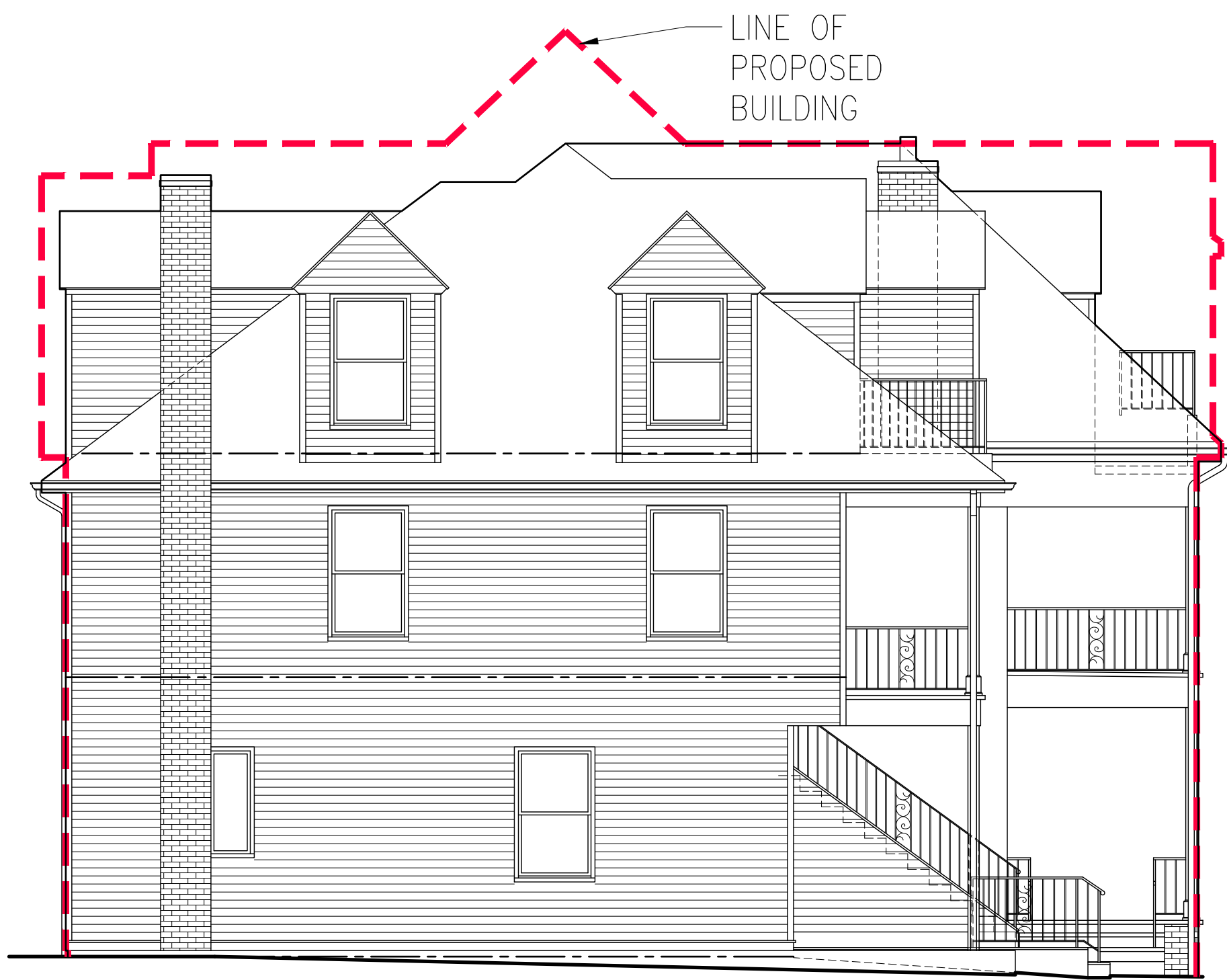
329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
email: arch329@gmail.com

REVISIONS:

SHEET TITLE:  
**SOUTH AND EAST ELEVATIONS**

DATE: <b>05-10-2023</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A 3.10**



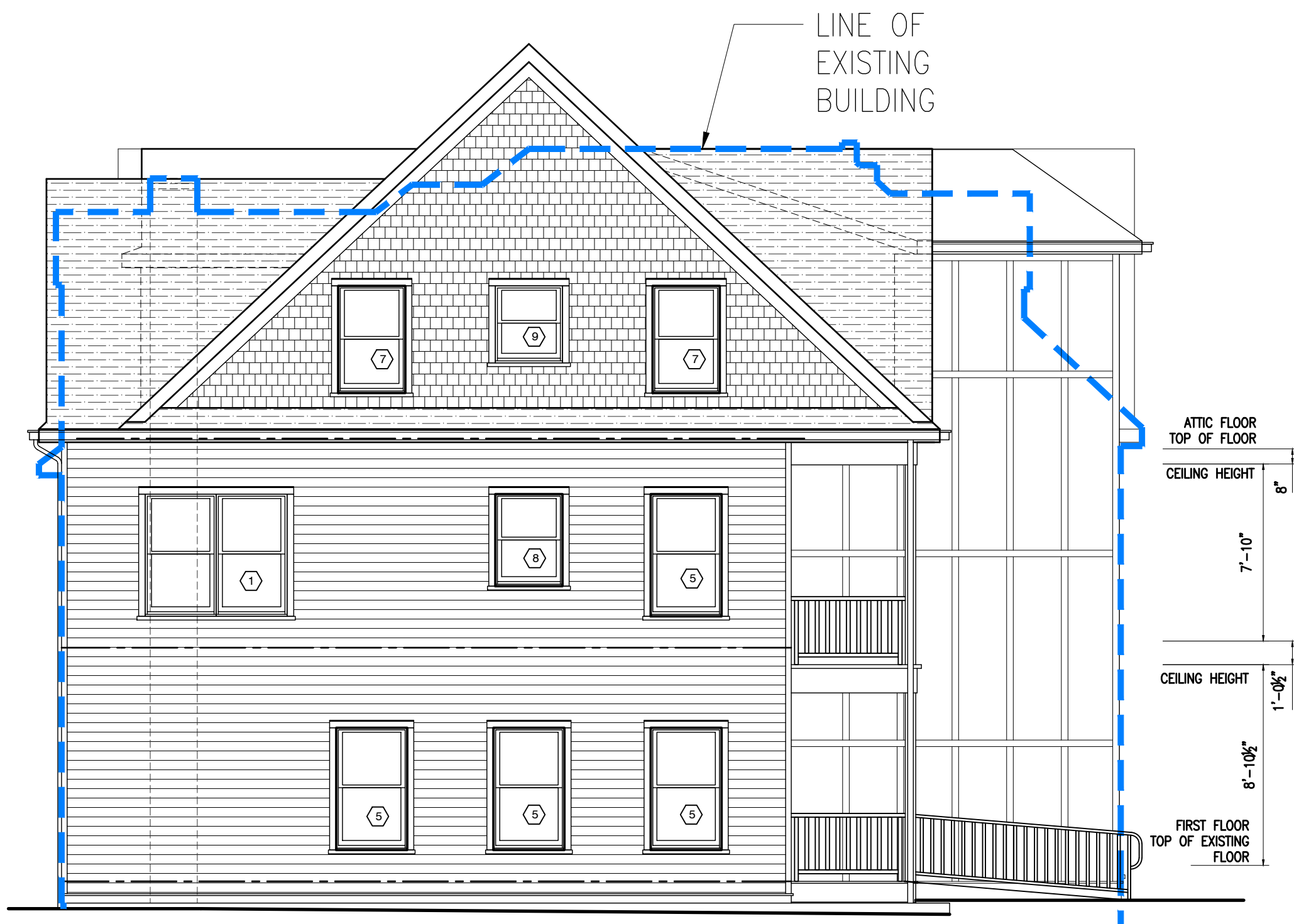
EXISTING  
WEST ELEVATION

SCALE : 3/16" = 1'-0" GRAPHIC SCALE IN FEET  
0 4 8 16 32



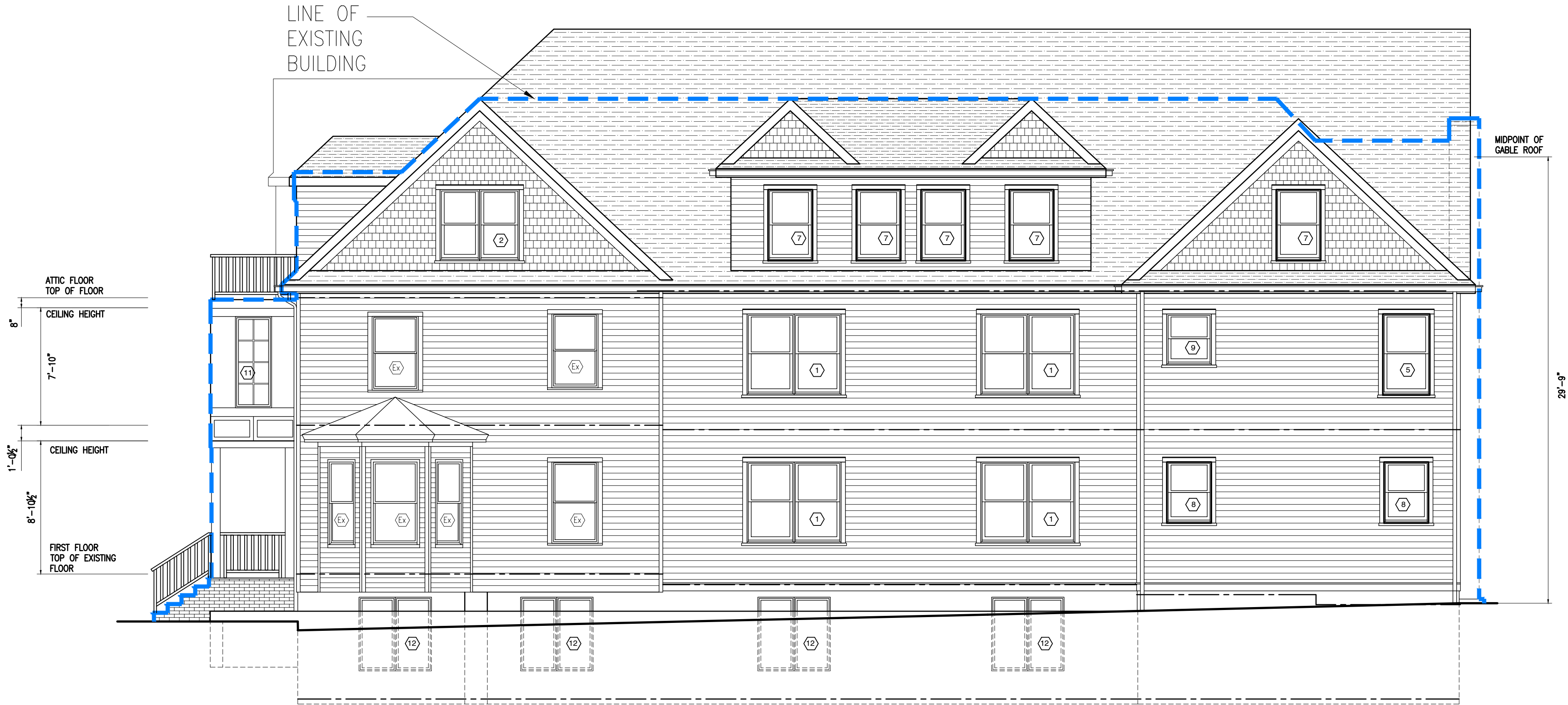
EXISTING  
NORTH ELEVATION

SCALE : 3/16" = 1'-0" GRAPHIC SCALE IN FEET  
0 4 8 16 32



PROPOSED  
WEST ELEVATION

SCALE : 3/16" = 1'-0" GRAPHIC SCALE IN FEET  
0 4 8 16 32



PROPOSED  
NORTH ELEVATION

SCALE : 3/16" = 1'-0" GRAPHIC SCALE IN FEET  
0 4 8 16 32

NOT FOR CONSTRUCTION

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REVISIONS:	

SHEET TITLE:	
NORTH AND WEST ELEVATIONS	
DATE: <b>05-10-2023</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A 3.20**