

13 ENGLISH LANE

DOBBS FERRY, N Y 1 0 5 2 2

C H R I S T I N A G R I F F I N A R C H I T E C T P C

1 2 S p r i n g S t r e e t , H a s t i n g s - o n - H u d s o n , N Y 1 0 7 0 6



STONE VENEER



STUCCO



FIBERGLASS ROOF



WINDOWS



TRIM & PANELS



HARDIPLANK SIDING



HARDIPLANK SIDING



HARDIPLANK SIDING



HARDIPLANK SIDING



DOORS



WALL SCONCE

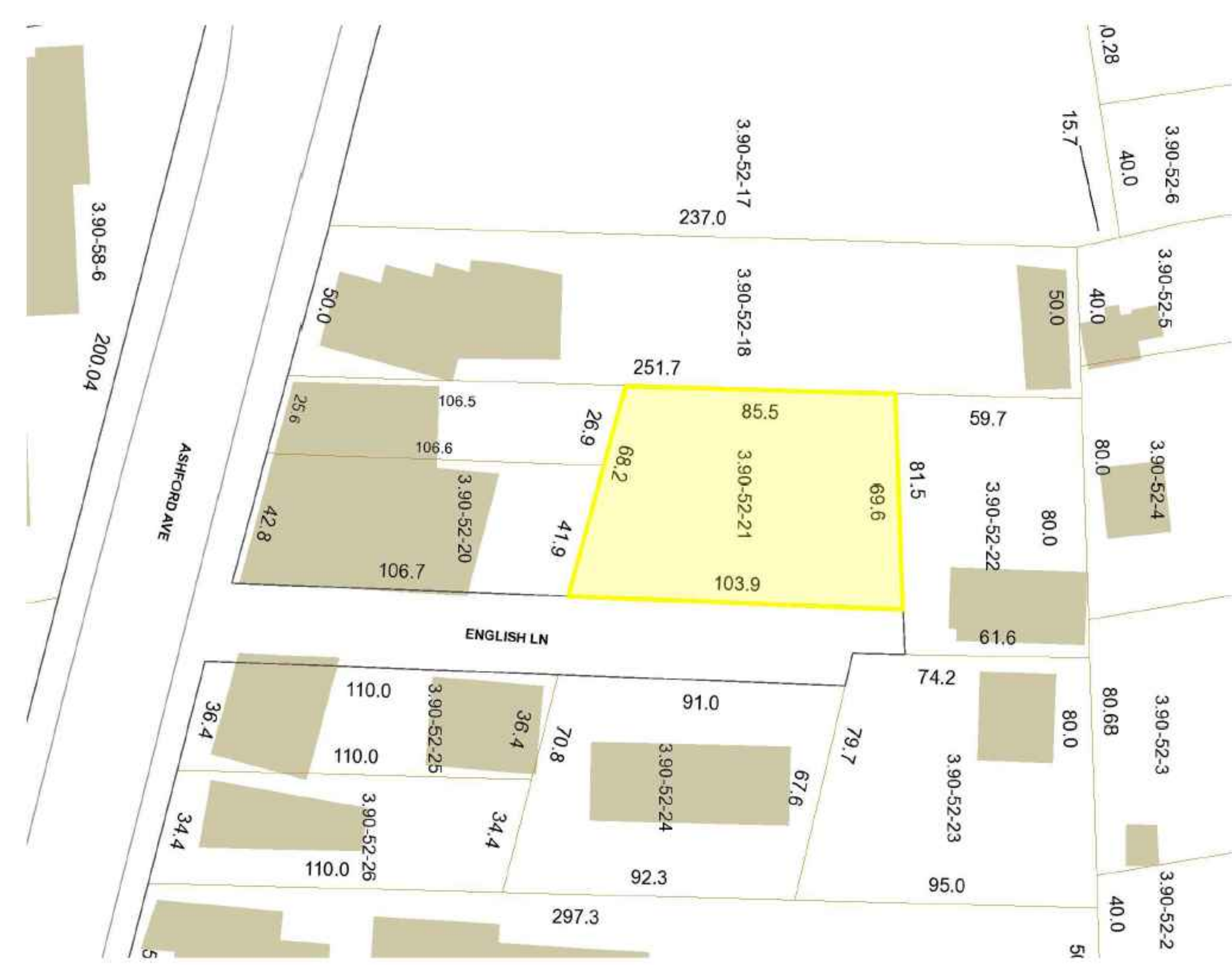
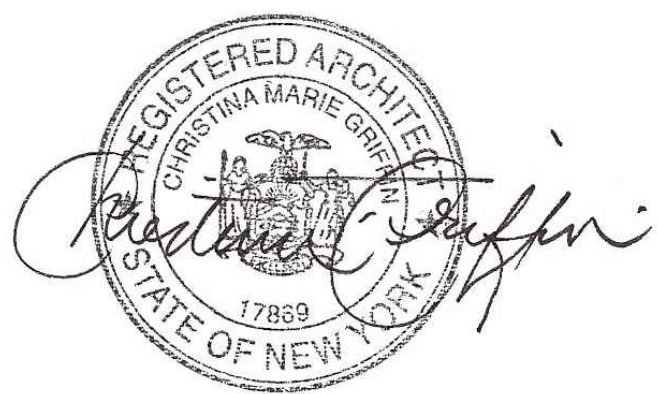


TABLE OF ZONING DATA		ZONING DISTRICT: DT 3.90 - 52 - 21	
	REQUIRED	EXISTING	PROPOSED
LOT AREA	N/A	6,320 SF	6,320 SF
LOT COVERAGE - BUILDING	MAX 60%	N/A	(49.5%) 3,070 FT
LOT COVERAGE - IMPERVIOUS	MAX 80 %	N/A	(52.4%) 3,310 FT
BUILDING HEIGHT	35 FT (3 STORIES) *	N/A	35 FT (3 STORIES)
MIN. UNIT SIZE	600 SF	N/A	2,070 SF
FRONT YARD SETBACK	0 FT	N/A	5'-0" FT 9'-6" FT TO GARAGE
REAR YARD SETBACK	25 FT	N/A	19'-4" *
SIDE YARD SETBACK	5 FT	N/A	5'-0" FT
BOTH SIDE YARD SETBACK	10 FT	N/A	14'-8" FT

OWNER: ANDREW CORTESE SECTION: 3.90 SURVEYED BY: SUMMIT LAND SURVEYING P.C. / RAKESH BEHAL PLS
 ZONING DISTRICT: DT BLOCK: 52 SURVEY DATE: APRIL 22, 2020
 PRESENTLY CONFORMING: YES LOT: 21 MUNICIPALITY: DOBBS FERRY

DATES	
BAR SUBMISSION	05-19-20
PLANNING BOARD SUBMISSION	08-13-20
REV PLANNING BOARD SUBMISSION	10-01-20
REV PLANNING BOARD SUBMISSION	10-15-20
AHRB SUBMISSION	11-10-20

LIST OF DRAWINGS	
TITLE SHEET	COLOR SCHEME, LIST OF DRAWINGS, DATES
S-1	ZONING DATA, AREA MAP, PHOTOS OF EXISTING
S-2	PHOTOS OF NEIGHBORING PROPERTIES
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, DOOR & WINDOW SCHEDULES
A-7	STREETSCAPE



AREA MAP
SCALE: NTS



PHOTOS OF EXISTING CONDITIONS

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BUILDING PERMIT SUBMISSION 05-12-20
 PLANNING BOARD SUBMISSION 08-13-20
 PLANNING BOARD SUBMISSION 10-01-20
 PLANNING BOARD SUBMISSION 10-08-20
 AHRB SUBMISSION 11-10-20
 BOT SUBMISSION 11-30-20

Drawing Title
ZONING DATA
AREA MAP
PHOTOS OF EXISTING
Scale
AS SHOWN

S-1



17 ENGLISH LN



18 ENGLISH LN



14 ENGLISH LN

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87 ASHFORD AVE



85 ASHFORD AVE



81 ASHFORD AVE

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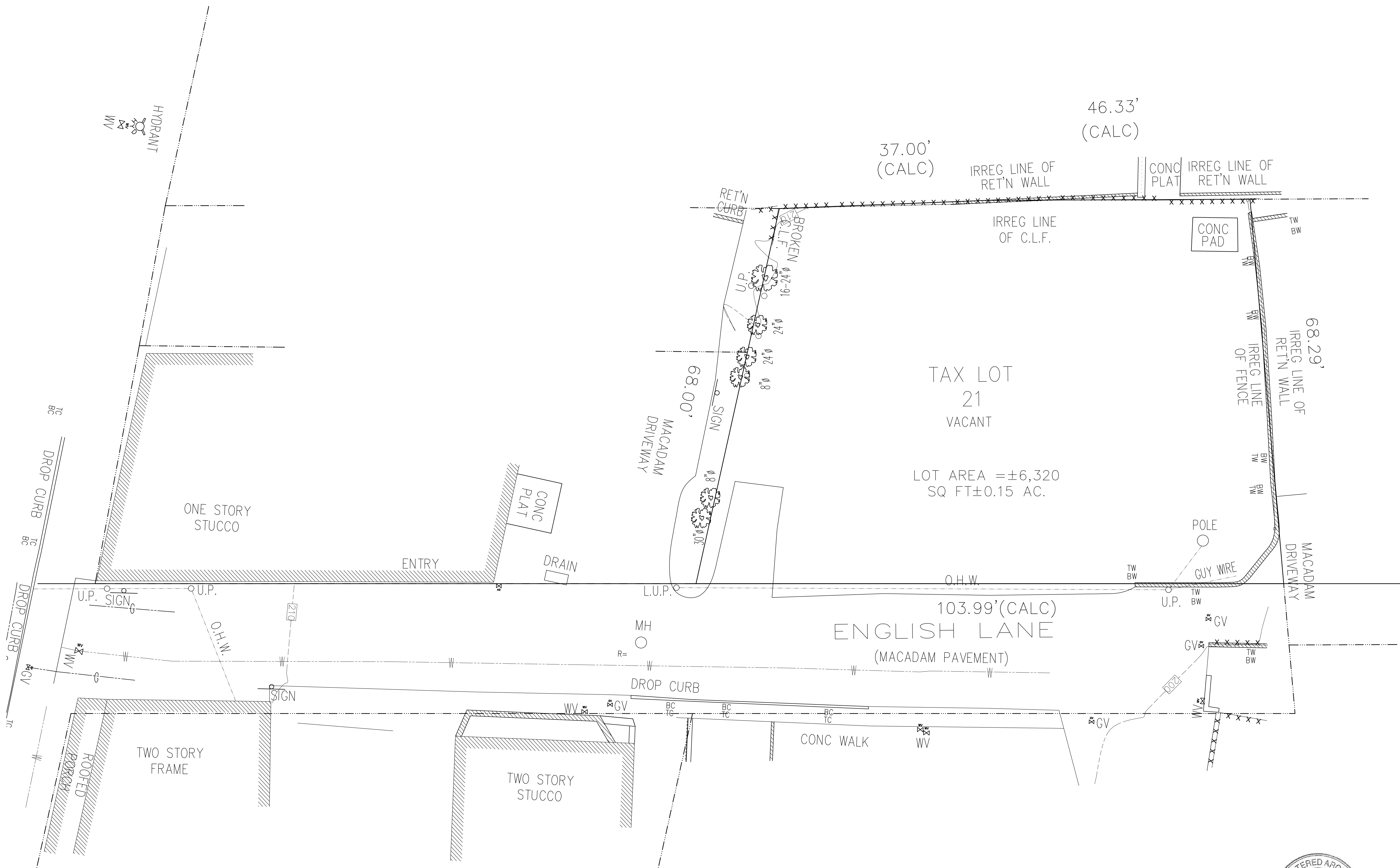
BUILDING PERMIT SUBMISSION 05-21-20
PLANNING BOARD SUBMISSION 08-13-20
PLANNING BOARD SUBMISSION 10-01-20
AHRB SUBMISSION 10-08-20
AHRB SUBMISSION 11-10-20
BOT SUBMISSION 11-30-20

Drawing Title
ZONING DATA
AREA MAP
PHOTOS OF EXISTING

Scale
AS SHOWN

PHOTOS OF NEIGHBORING PROPERTIES





SURVEY OF EXISTING CONDITIONS

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



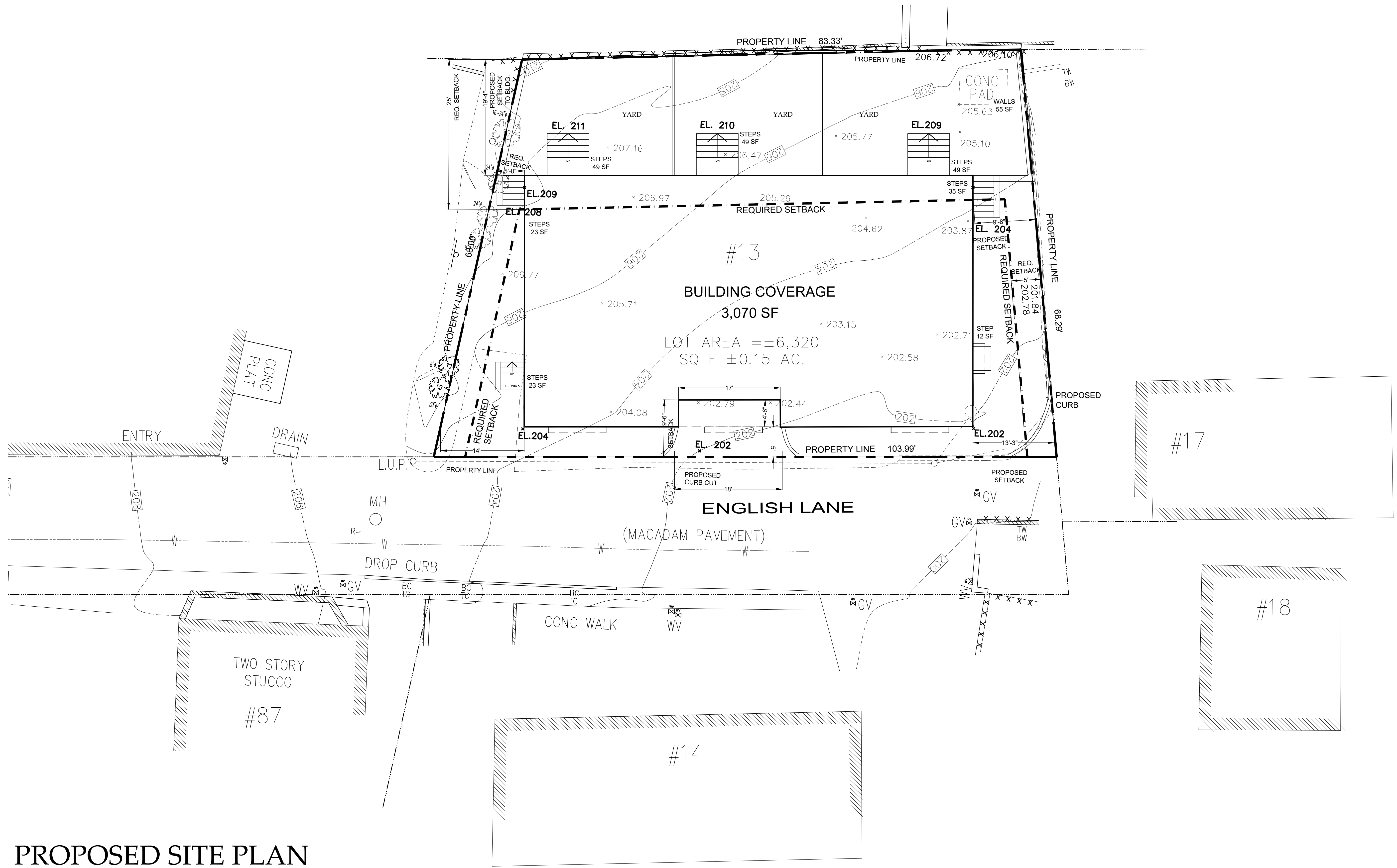
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 PLANNING BOARD SUBMISSION 10-15-20
 AHPB SUBMISSION 11-10-20
 BOT SUBMISSION 11-30-20

Drawing Title
EXISTING SURVEY
 Scale
 AS SHOWN

S-3



PROPOSED SITE PLAN
 SCALE: 3/16" = 1'-0"

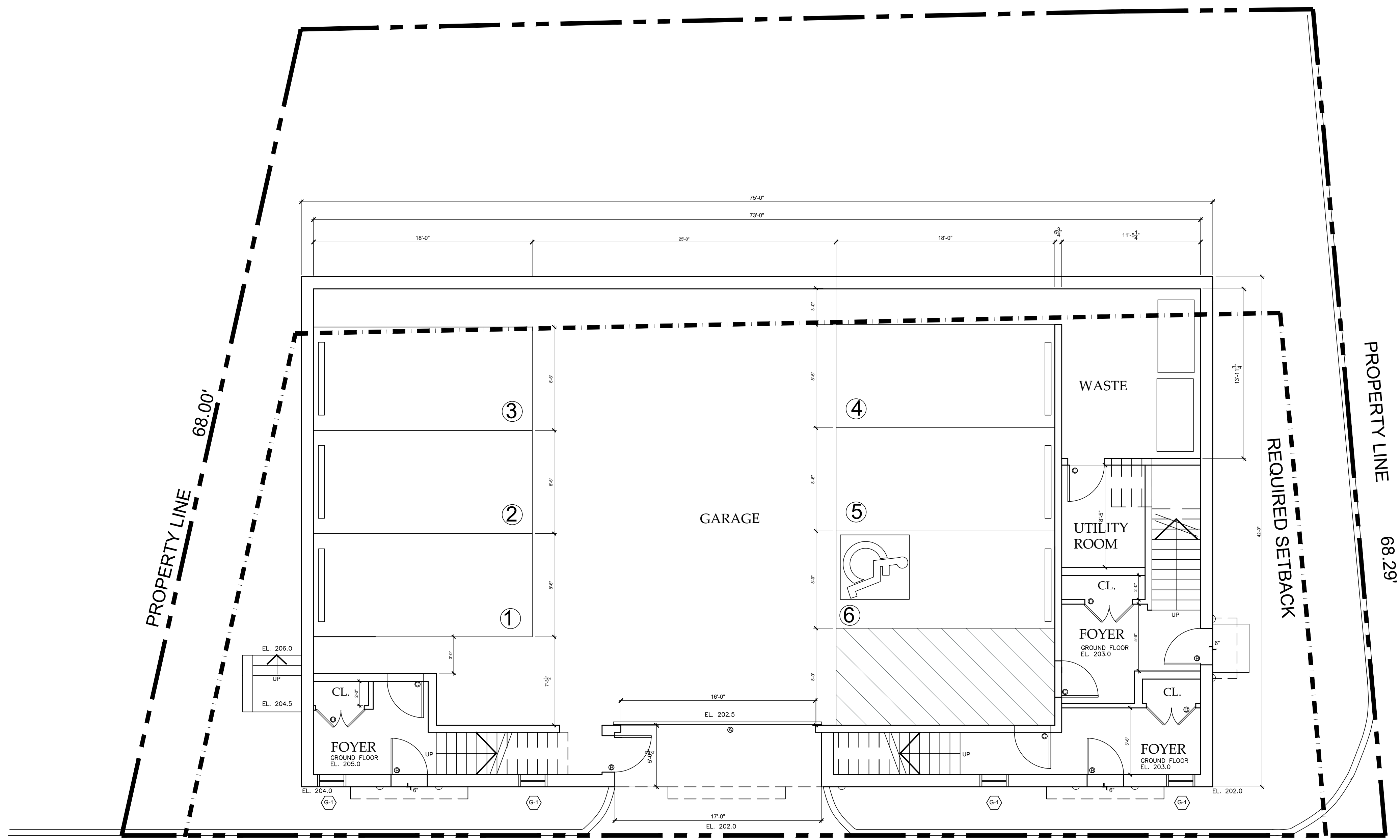
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Drawing Title: PROPOSED SITE PLAN
 BUILDING PERMIT SUBMISSION 05-21-20
 PLANNING BOARD SUBMISSION 08-13-20
 PLANNING BOARD SUBMISSION 10-01-20
 PLANNING BOARD SUBMISSION 10-15-20
 AHPB SUBMISSION 11-10-20
 BOT SUBMISSION 11-30-20
 Scale: AS SHOWN



S-4



GROUND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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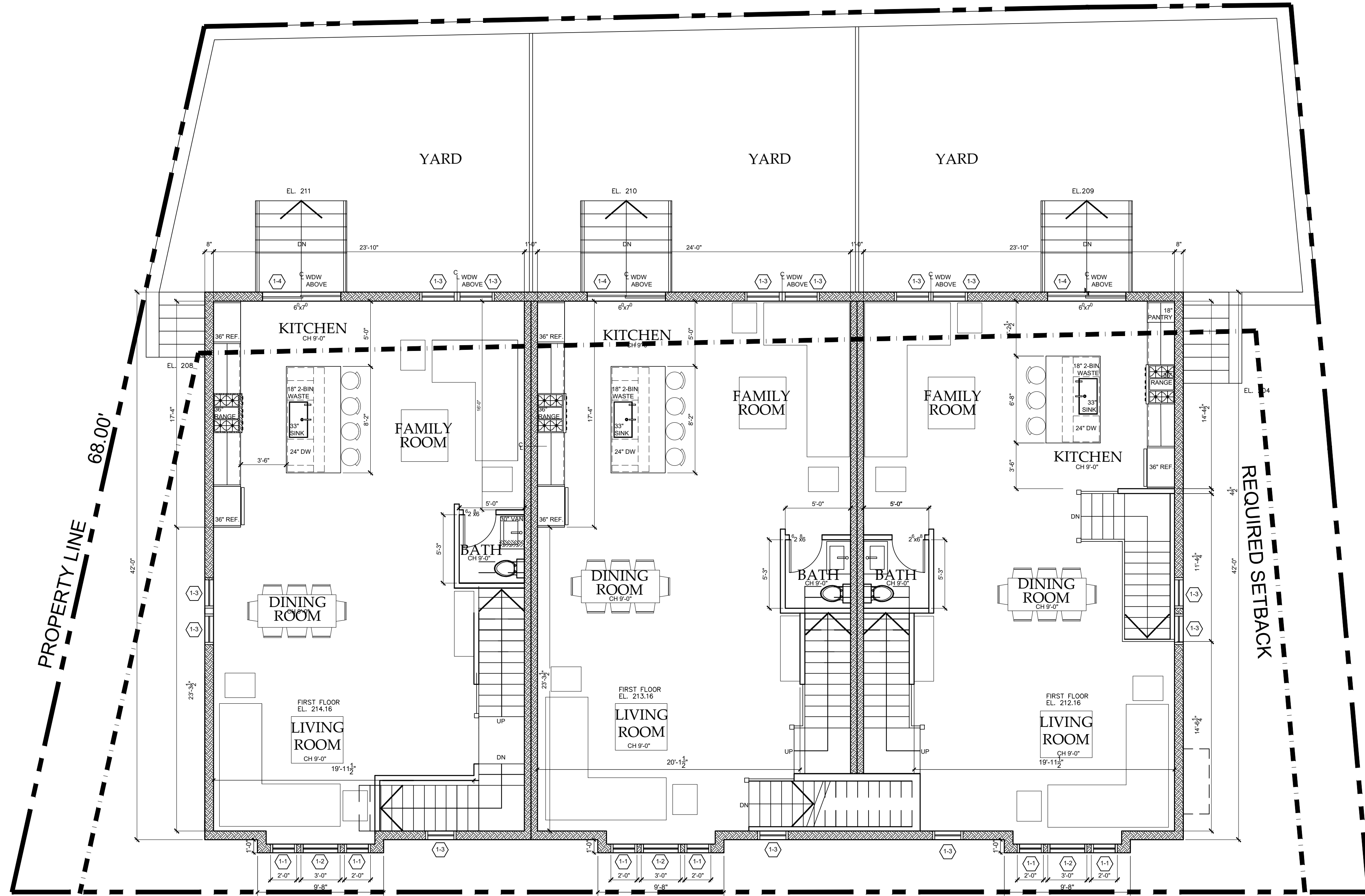
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BUILDING PERMIT SUBMISSION 05-21-20
 REVISED DESIGN SCHEME 7-31-20
 PLANNING BOARD SUBMISSION 08-13-20
 PLANNING BOARD SUBMISSION 10-15-20
 AHPB SUBMISSION 11-10-20
 BOT SUBMISSION 11-30-20

Drawing Title
 GROUND FLOOR PLAN
 Scale
 AS SHOWN



A-1



FIRST FLOOR PLAN

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

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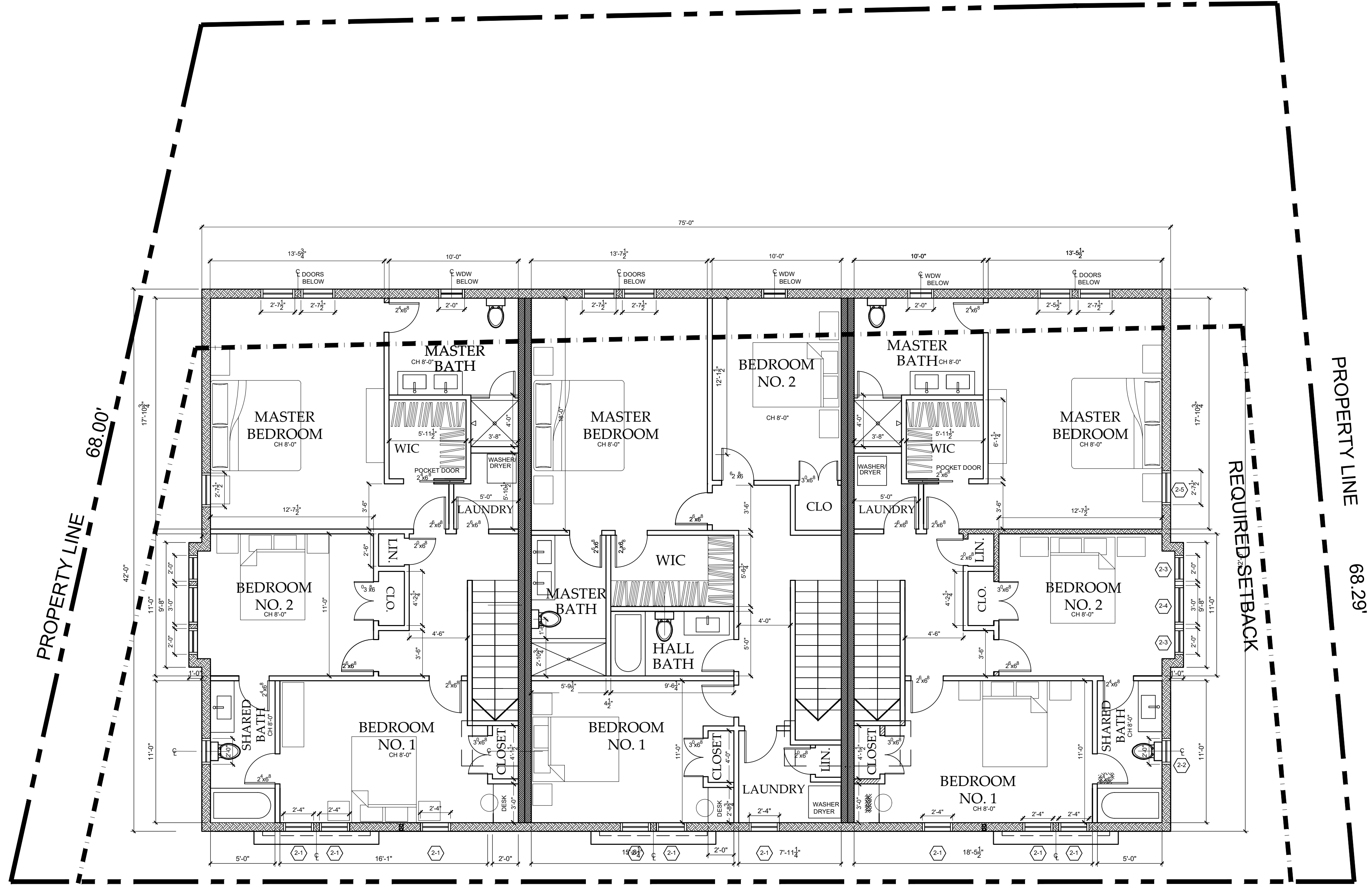
BUILDING PERMIT SUBMISSION 05-21-20
 PLANNING BOARD SUBMISSION 06-15-20
 PLANNING BOARD SUBMISSION 10-01-20
 PLANNING BOARD SUBMISSION 10-15-20
 A/R/E SUBMISSION 11-10-20
 BOT SUBMISSION 11-30-20

Drawing Title
 FIRST FLOOR PLAN

Scale
 AS SHOWN



A-2



SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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 PLANNING BOARD SUBMISSION 10-15-20
 AHPB SUBMISSION 11-10-20
 BOT SUBMISSION 11-30-20

Drawing Title
SECOND FLOOR PLAN
 Scale
 AS SHOWN



A-3

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 PLANNING BOARD SUBMISSION 10-15-20
 A/R/S SUBMISSION 11-10-20
 BOT SUBMISSION 11-30-20

Drawing Title
 ELEVATIONS
 Scale
 AS SHOWN

A-4



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





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

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BUILDING PERMIT SUBMISSION 05-21-20
 PLANNING BOARD SUBMISSION 08-15-20
 AHRE SUBMISSION 11-10-20
 BOT SUBMISSION 11-30-20

Drawing Title
ELEVATIONS
 Scale
 AS SHOWN



A-5



EAST ELEVATION

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

DOOR SCHEDULE

Ground Floor					
No	Description	Manufacturer/Model No.	Sash Size	Notes	#
A	Garage door	Overhead door	16'-0" x 8'-0"	Vertical Slat/ 8 Lite	1
B	Exterior door	Thermatru Fiberclassic	3'-0" x 6'-8"	2 Panel Plank Colonial 9 Lite	3
C	Exterior door	Thermatru Fiberclassic	3'-0" x 6'-8"	2 Panel Plank - Garage to Home	4

WINDOW & GLASS DOOR SCHEDULE

No	Description	Manufacturer/Model No.	Sash Size	Notes	#
GROUND FLOOR					
G-1	Casement Window	Pella Lifestyle Series	2'-5" x 3'-11"	Simulated Divided Lites - Top row see elevations	4
FIRST FLOOR					
1-1	Casement Window	Pella Lifestyle Series	1'-11" x 4'-11"	Simulated Divided Lites - Top row see elevations	6
1-2	Casement Window	Pella Lifestyle Series	2'-11" x 4'-11"	Simulated Divided Lites - Top row see elevations	3
1-3	Casement Window	Pella Lifestyle Series	2'-5" x 4'-11"	Simulated Divided Lites - Top row see elevations	13
1-4	Patio Doors	Pella Lifestyle Series	6'-0" x 6'-8"		3
SECOND FLOOR					
2-1	Casement Window	Pella Lifestyle Series	2'-5" x 3'-11"	Simulated Divided Lites - Top row see elevations	9
2-2	Casement Window	Pella Lifestyle Series	1'-11" x 3'-5"	Simulated Divided Lites - Top row see elevations	5
2-3	Casement Window	Pella Lifestyle Series	1'-11" x 3'-11"	Simulated Divided Lites - Top row see elevations	4
2-4	Casement Window	Pella Lifestyle Series	2'-11" x 3'-11"	Simulated Divided Lites - Top row see elevations	2
2-5	Casement Window	Pella Lifestyle Series	2'-8" x 3'-11"	Simulated Divided Lites - Top row see elevations	8

WINDOW & GLASS DOOR NOTES:

- All new windows & glass doors will have the following features:
 - Exterior color: Putty
 - Interior: White
 - Glass: Dual Pane
 - Hardware: - sample to be approved by Owner before ordering.
 - Screens: High Visibility Mesh - color to be determined by interior finish.
 - U-value = 0.25 - 0.34
 - All safety glass to be laser etched
- Owner & Architect to review and approve window order prepared by window company before ordering



WEST ELEVATION

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

ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 300-11.4



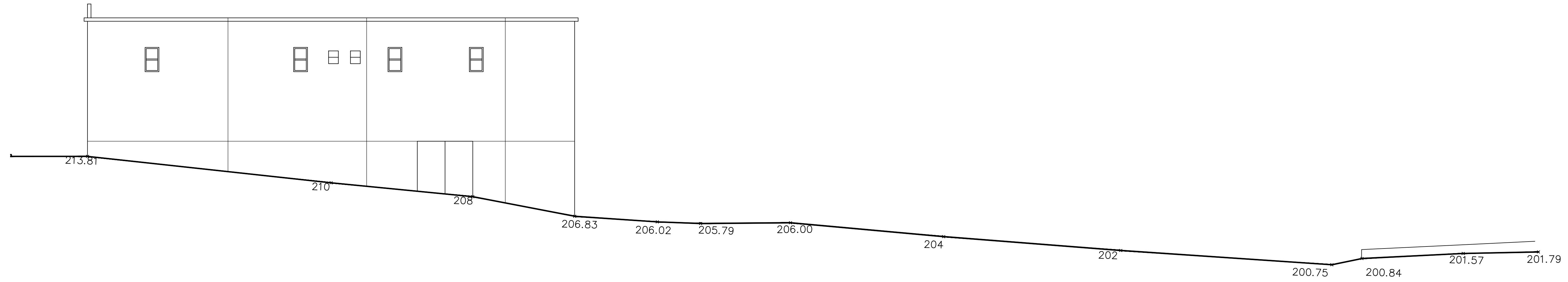
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AHJRE SUBMISSION 11-10-20
BOT SUBMISSION 11-30-20

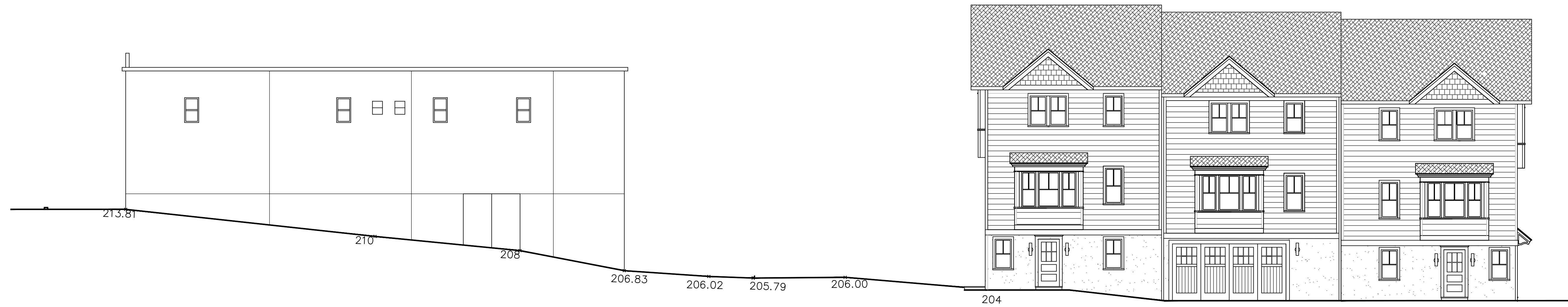
Drawing Title
ELEVATIONS
Scale
AS SHOWN

A-6



EXISTING STREETScape

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



PROPOSED STREETScape

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

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BOT SUBMISSION 11-30-20

Drawing Title
STREETScape

Scale
AS SHOWN



A-7