

GALLAGHER RESIDENCE

PROPOSED DECK & EXIST. PORCH RESTORATION

1000 DOBBS FERRY ROAD
WHITE PLAINS NEW YORK



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT TO ALTER AN ITEM ON THE DRAWINGS BEARING THE SEAL AND SIGNATURE OF THE LICENSED ARCHITECT OF RECORD

JOHN POWER ARCHITECT

24 VAN WYCK STREET
CROTON ON HUDSON N.Y. 10520

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ZBA APPL. 10/24/22
WATERCOURSE PERMIT 9/14/22

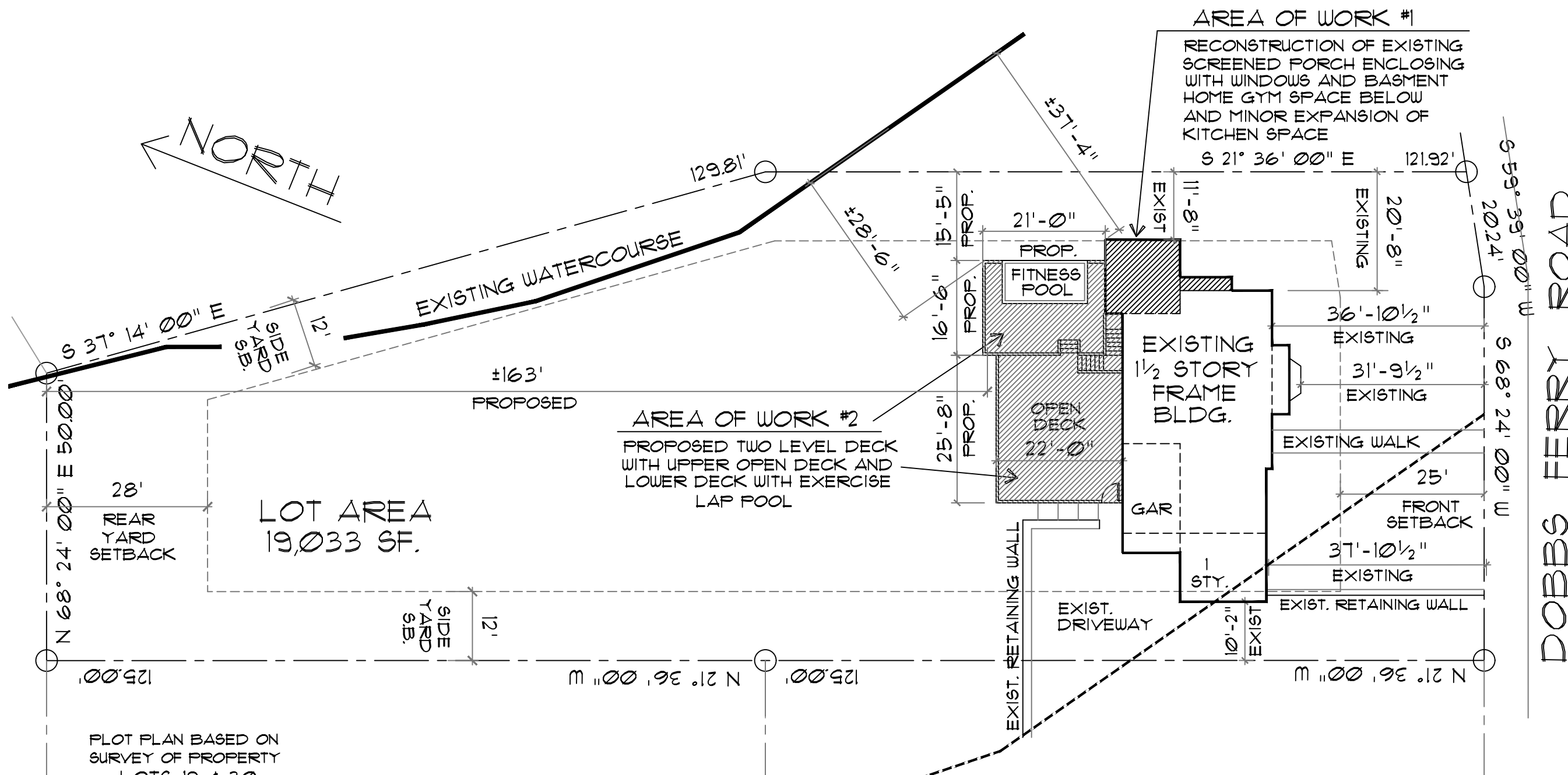
No.	Revisions	Date
		3/17/21

PLOT PLAN & ZONING ANALYSIS

Drawn by JJP Checked by JJP

Project No. 2021.08 Scale 1" = 20'-0"
Drawing No.

A = 1



ZONING ANALYSIS FOR DISTRICT R-10

PARAMETER	REQUIRED ALLOWED	EXISTING	PROPOSED
LOT AREA	10,000 SF.	19,033 SF.	NO CHANGE
PRINCIPAL BLDG. COVERAGE	22% OF LOT 4,187 SF.	7.7% OF LOT 1,475 SF.	12.5 % OF LOT 2,380 SF.
IMPERVIOUS SURFACES	37.25% OF LOT 5,109 SF.	15.2% OF LOT 2,900 SF.	20% OF LOT 3,805 SF.
FRONT YARD MIN.	25 FEET	36'-10 1/2"	NO CHANGE
ONE SIDE MIN.	12 FEET	EXISTING PORCH SIDE 11'-8" (11.66 FT)	0'-4" (0.34 FT) VARIANCE REQUIRED
TWO SIDE MIN.	26 FEET	21'-10" (21.83 FT) PORCH SIDE 11'-8" DRIVEWAY SIDE 10'-2"	4'-2" (4.17 FT) VARIANCE REQUIRED
REAR YARD	28 FEET	±187 FEET	±163 FEET
MAXIMUM HEIGHT	2 1/2 STY/30 FT	1 1/2 STORY / 28 FT AVG.	NO CHANGE
F.A.R.	4,790 SF.	3,180 SF. SF.	3,367 SF.

PLOT PLAN BASED ON SURVEY OF PROPERTY LOTS 19 & 30
SECTION 6.110 BLOCK 60 LOT 4
PROPERTY SITUATED IN WHITE PLAINS
TOWN OF GREENBURGH
COUNTY OF WESTCHESTER
STATE OF NEW YORK
REVISED: APRIL 15, 1964
BY
CHARLES DEARING
WHITE PLAINS, NY

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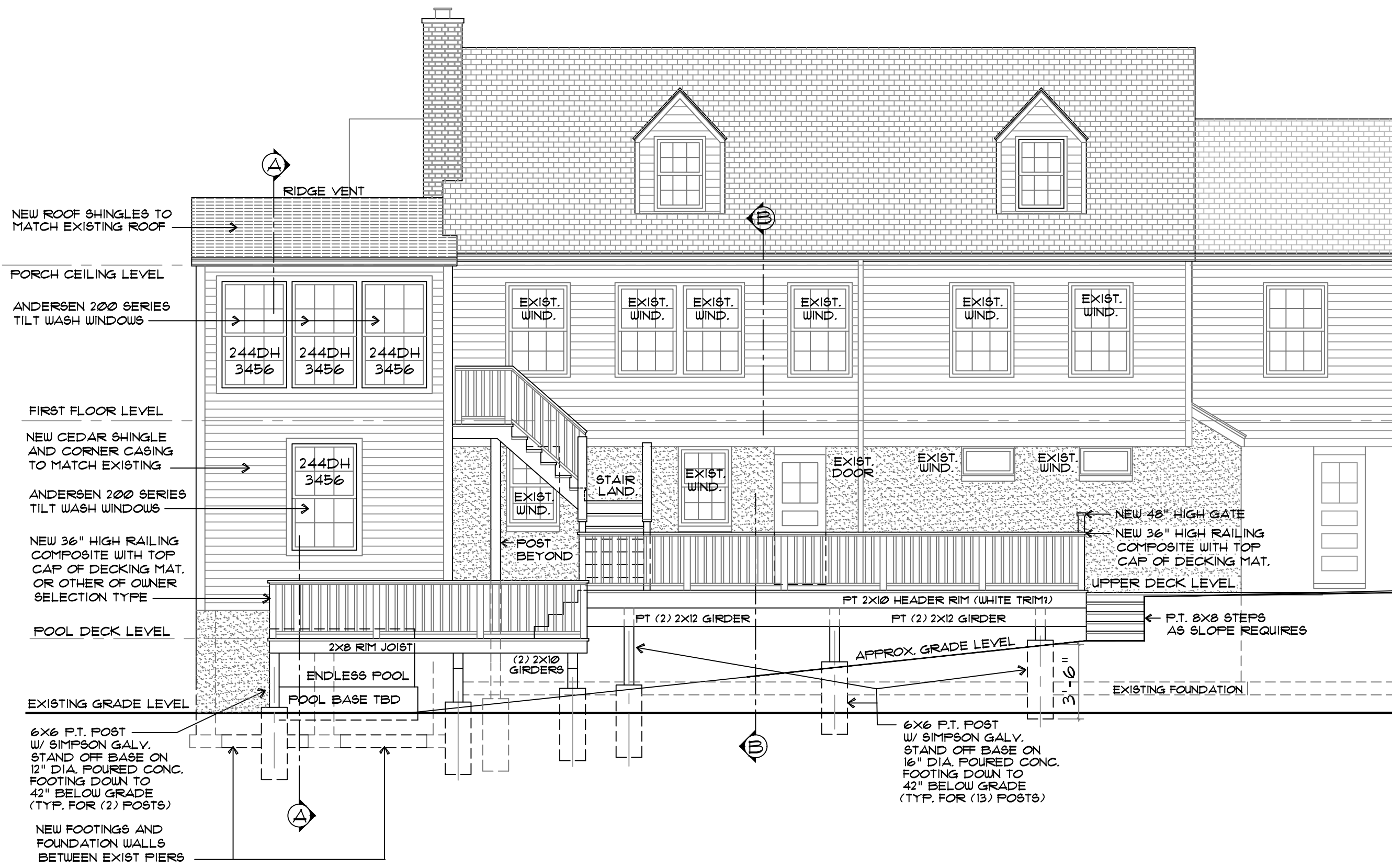
No.	Revisions	Date
	PROJECT START	3/17/21
	Drawing Title	

PROPOSED REAR ELEVATION

Drawn by JJP Checked by JJP

Project No. 2021.08 Scale 3/16" = 1'-0"
Drawing No.

A = 2



NEW ROOF SHINGLES TO MATCH EXISTING ROOF

PORCH CEILING LEVEL

ANDERSEN 200 SERIES TILT WASH WINDOWS

FIRST FLOOR LEVEL

NEW CEDAR SHINGLE AND CORNER CASING TO MATCH EXISTING

ANDERSEN 200 SERIES TILT WASH WINDOWS

NEW 36" HIGH RAILING COMPOSITE WITH TOP CAP OF DECKING MAT. OR OTHER OF OWNER SELECTION TYPE

POOL DECK LEVEL

EXISTING GRADE LEVEL

6x6 P.T. POST W/ SIMPSON GALV. STAND OFF BASE ON 12" DIA. POURED CONC. FOOTING DOWN TO 42" BELOW GRADE (TYP. FOR (2) POSTS)

NEW FOOTINGS AND FOUNDATION WALLS BETWEEN EXIST PIER

RIDGE VENT

244DH 3456

244DH 3456

2x8 RIM JOIST

ENDLESS POOL

POOL BASE TBD

(2) 2x10 GIRDERS

PT (2) 2x12 GIRDER

PT 2x10 HEADER RIM (WHITE TRIM?)

PT (2) 2x12 GIRDER

APPROX. GRADE LEVEL

6x6 P.T. POST W/ SIMPSON GALV. STAND OFF BASE ON 16" DIA. POURED CONC. FOOTING DOWN TO 42" BELOW GRADE (TYP. FOR (13) POSTS)

STAIR LAND

EXIST. DOOR

NEW 48" HIGH GATE
NEW 36" HIGH RAILING COMPOSITE WITH TOP CAP OF DECKING MAT.

UPPER DECK LEVEL

P.T. 8x8 STEPS AS SLOPE REQUIRES

EXISTING FOUNDATION

POST BEYOND

EXIST. WIND.

EXIST. WIND.

EXIST. WIND.

EXIST. WIND.

EXIST. WIND.

EXIST. WIND.

EXIST. WIND.

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PROPOSED SIDE ELEVATION

Drawn by	JJP	Checked by	JJP
Project No.	2021.08	Scale	1/4" = 1'-0"
Drawing No.			

A = 3

