BUILDING DATA - ZONE R - 40

VALUE	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	38,455 SF	NO CHANGE
LOT WIDTH	150.0'	117.3' +/-	NO CHANGE
BUILDING HEIGHT	35.0' OR 2 1/2 STORIES	28.0' +/-	NO CHANGE
RESIDENCE YARD SETBACKS: FRONT SIDE REAR	 50.0' 20% (23.5') OF WIDTH max. 30.0' 30.0'	 202.9' +/- house 30.3' +/- house 58.6' +/- house	 202.9' +/- ex house 3.4' +/- carport support 49.4' +/- carport support SEE ADDITIONAL SETBACK INFO ON DRAWINGS
ACCESSORY YARD SETBACKS: FRONT SIDE REAR HEIGHT MAX AREA	 NOT PERMITTED 6.0' 6.0' 10.0' TO CJ 50% OF FAR HOUSE	 NOT PERMITTED -1.1' 36.4' 8.0' T0 PLATE 3.7% (98.0 SF)	 NOT PERMITTED 6.3' 35.4' 8.0' T0 PLATE 3.7% (98.0 SF)
MAX. BUILDING COVERAGE	3,396 SF (65% OF 5,225 sf)	1,983 SF EX HOUSE 1,582 SF DECKS 401 SF EX BLDG 1,983 SF +/-	2,015 SF EX HOUSE 1,582 SF DECKS 201 SF SCREEN 323 SF PROPOSED 2,015 SF +/-
MIN. LANDSCAPE COVERAGE (60%)	60% LOT (23,073 SF LANDSCAPE)	79% LANDSCAPE EX BUILDINGS 1,983 SF EX SHED 98 SF EX DRIVEWAY 5,944 SF COVER 8,025 SF	79% LANDSCAPE EX BUILDINGS 1,783 SF EX SHED 98 SF PORCH 323 SF EX DRIVEWAY 5,944 SF COVER 8,148 SF
MAX. BLDG FLOOR AREA (FAR)	5,225 SF PER TOWN CHART	2,158 SF	NO CHANGE

EXISITNG FLOOR AREA

LOCATION	EXISTING SF
BASEMENT	0 sf
FIRST FLOOR	1,582 sf +/-
SECOND FLOOR	576 sf +/-
TOTAL	2,158 sf +/-

AREA CALCULATIONS

	EXISTING	PROPOSE
RESIDENCE	1,582 SF	
EX DECKS	401 SF	- 200 SF
SUBTOTAL	1,983 SF	1,783 SF
ACCESSORY		
EQUIP PADS	0 SF	
SHED	98 SF estimated	
SCREEN PORCH		323 SF ADDED
CARPORT		415 SF ADDED
SUBTOTAL	98 SF	836 SF

IMPERVIOUS SURFACE

DRIVEWAY	5,944 SF
SUBTOTAL	5,944 SF

Climatic and Geographic Design Criteria

Ground snow load	Wind design: Speed (mph)	Wind design: Topo effect	Wind design: Special wind region	Wind design: Wind borne debris zone	Seismic design category (RCNY only)	Subject to damage from: Weathering	Subject to damage from: Frost line depth	Subject to damage from: Termite	Winter design temp	Ice shield underlayment required	Flood Hazard	Air Freezing Index	Mean Annual Temp
30	special wind * 115-120 mph	NO	YES	No	C	Severe	42"	Moderate to Heavy	7	YES	Minimal flood area Zone -'X'	1500 OR LESS	51.6

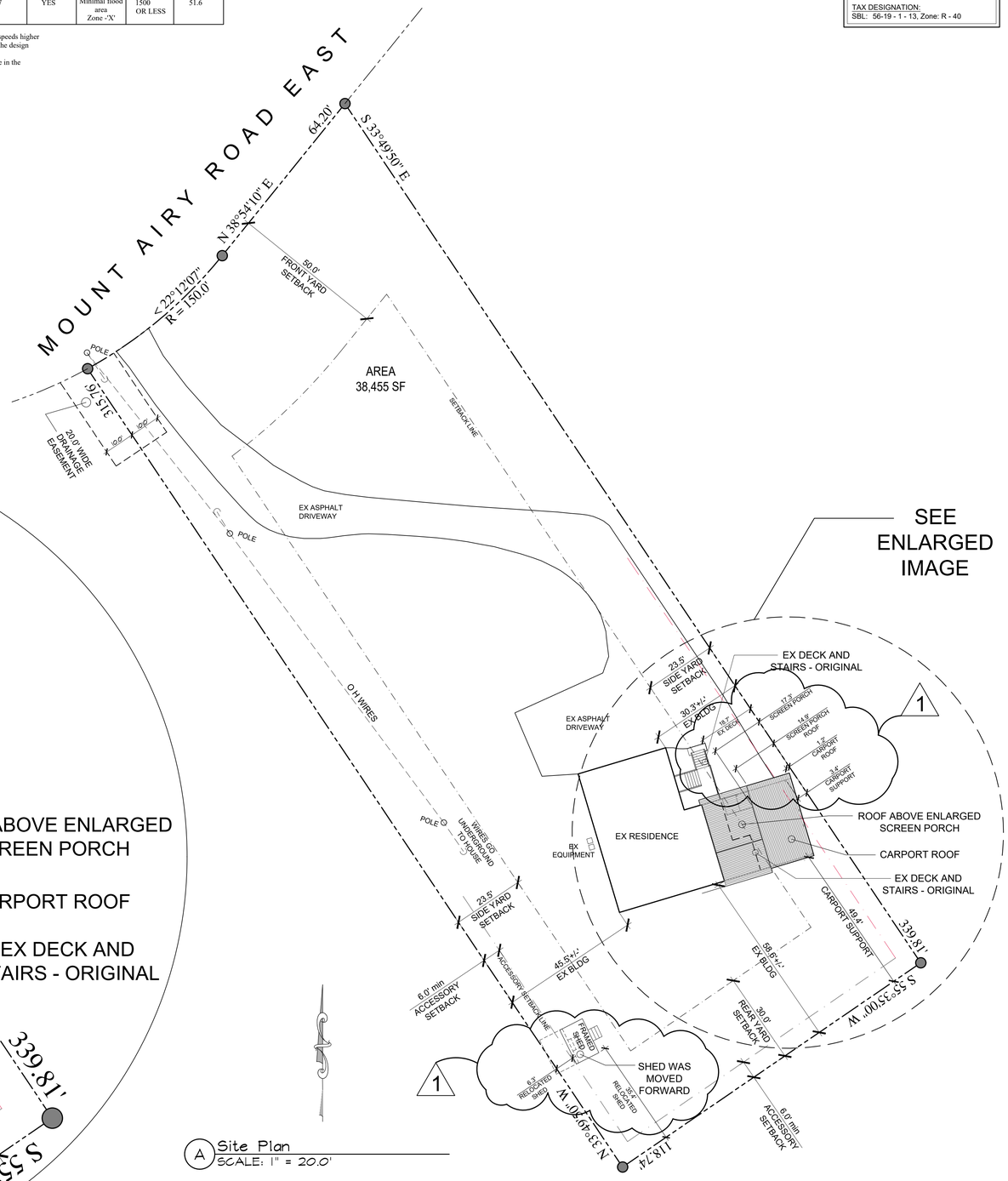
* 115 mph to 120 mph. The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from section 1609 of the IBC and figure R301.2(4)A of the IRC are likely to occur and should be considered in the design

** State if applicable. for flood hazards the design professional shall state if they are applicable.Y/N. Verify with FIRM Maps. Maps are available in the Engineering Department for review. If yes, additional information is required.

Survey data taken from Plan prepared by:
BADEY AND WATSON
SURVEYING AND ENGINEERING
COLD SPRING, NY
(FILE NO. 09-166)

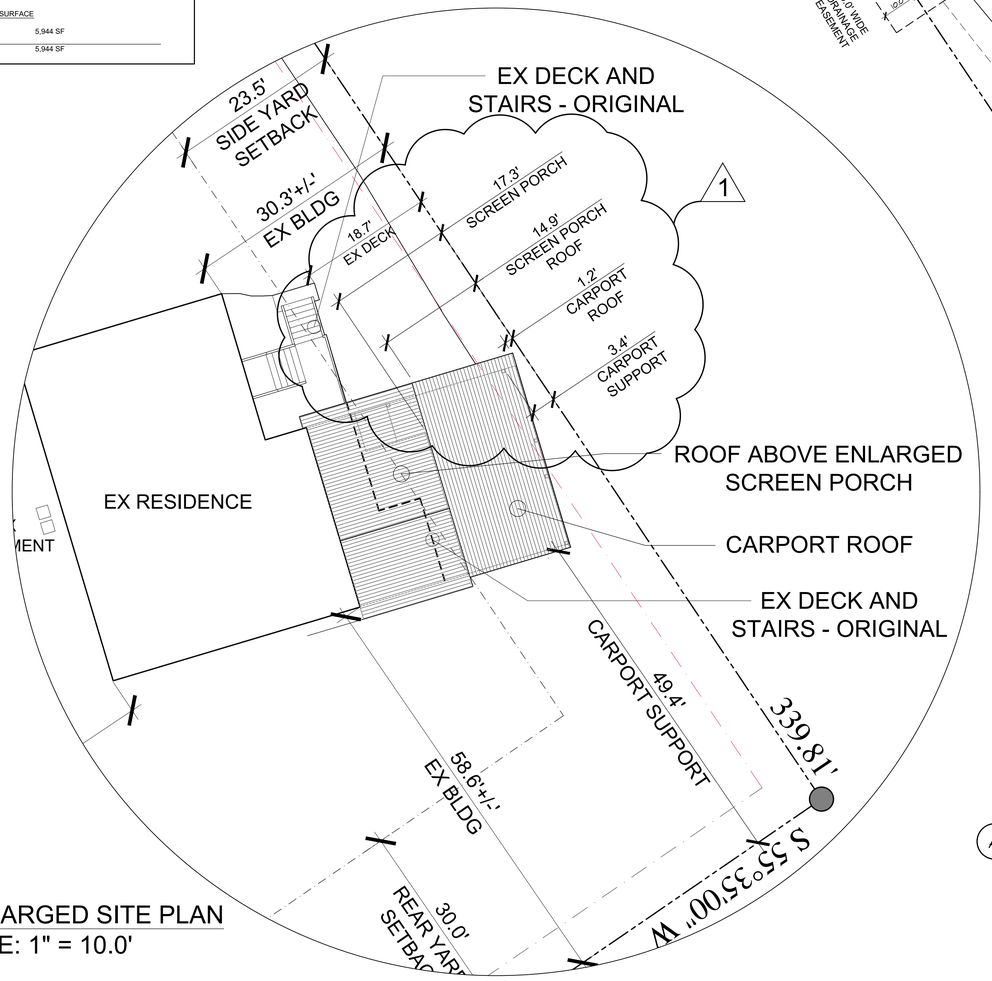
Dated: JULY 22, 2009

TAX DESIGNATION:
SBL: 56-19 - 1 - 13, Zone: R - 40



SEE ENLARGED IMAGE

A Site Plan
SCALE: 1" = 20.0'



PARTIAL ENLARGED SITE PLAN
SCALE: 1" = 10.0'

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TOMORROWSARCHITECTURE@GMAIL.COM

REV	DATE	DESCRIPTION
1	06.18.21	REVISED SURVEY INFO

RESIDENCE OF:
SZPICZYNSKI RESIDENCE
104 Mt. Airy Road East
Croton-on-Hudson, NY
SBL: 56.19 - 1 - 13, ZONE: R - 40

DRAWING NAME:
SITE PLAN
ZONING TABLE

ISSUE DATE
05.12.2021
SCALE
AS NOTED
JOB NO.
SHEET NO.
SP