

Edward Mauro, Architect
Tomorrow's Architecture, p.l.c.
 1173 NOXON ROAD
 LAGRANGEVILLE, NY 12540
 PHONE - TEXT: 845.738.8751
 TOMORROWARCHITECTURE@GMAIL.COM

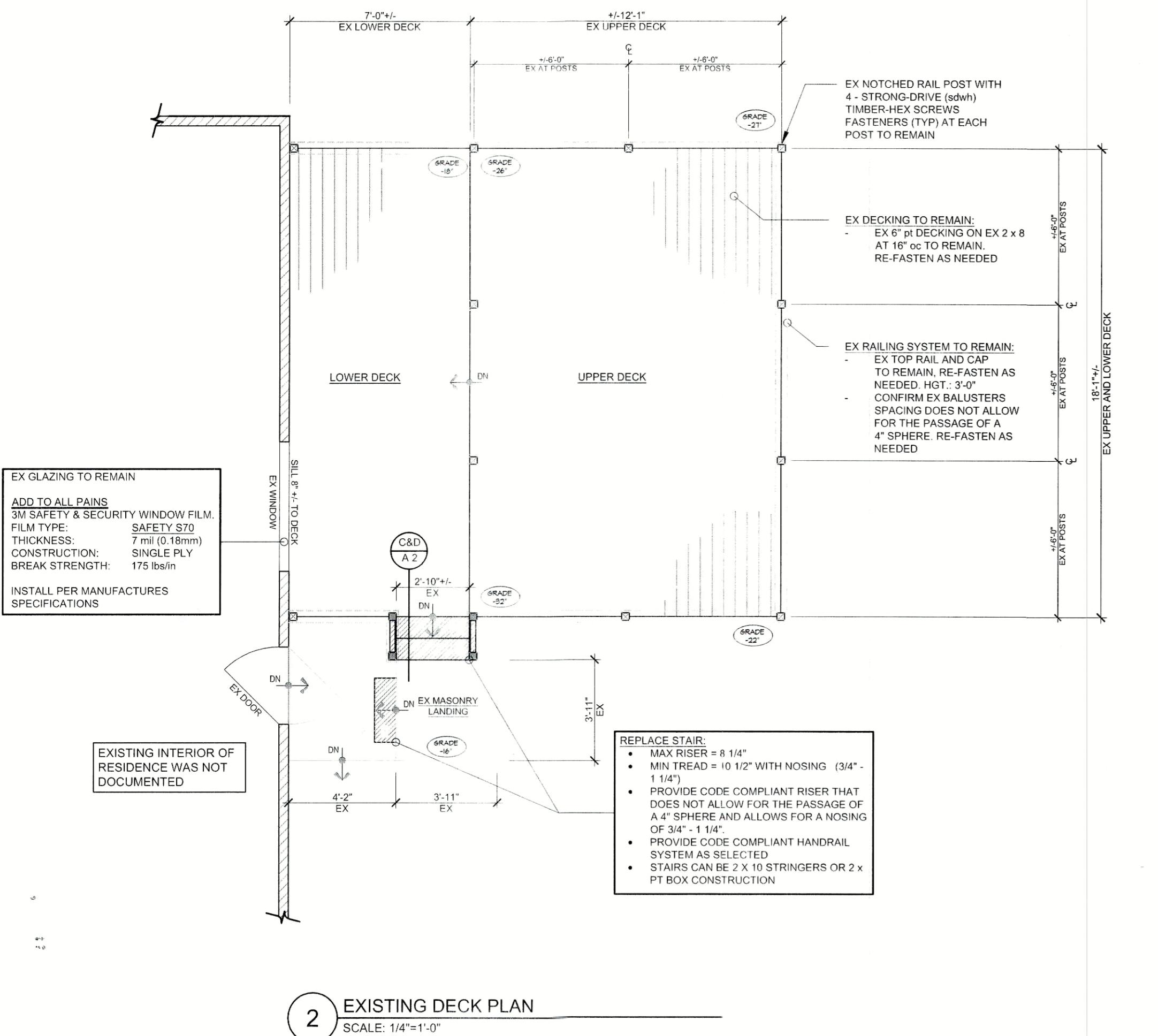
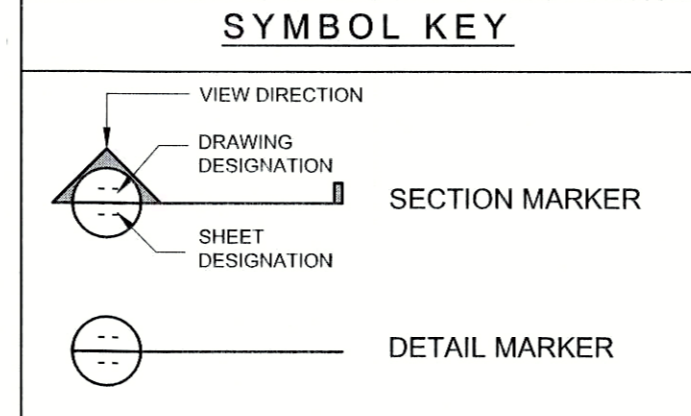
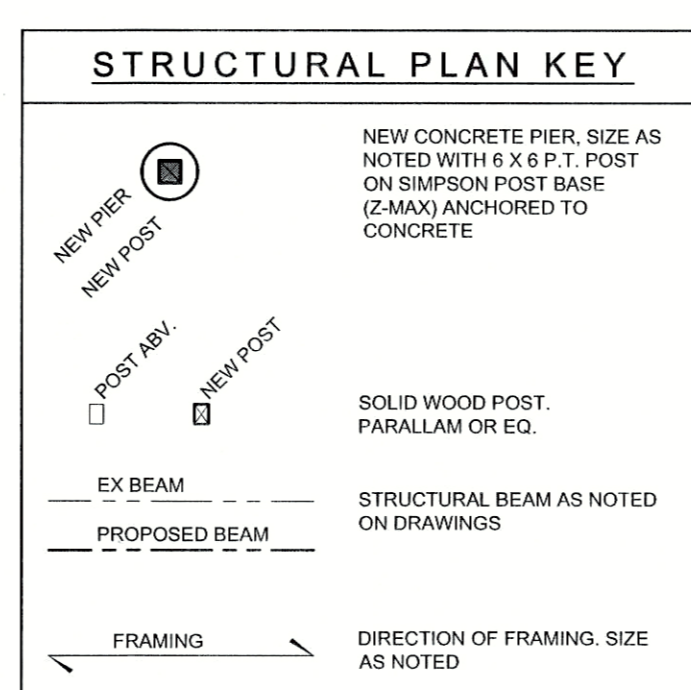
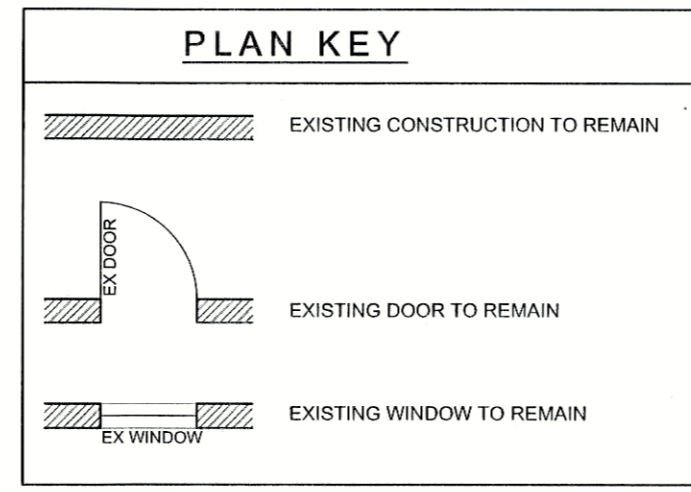
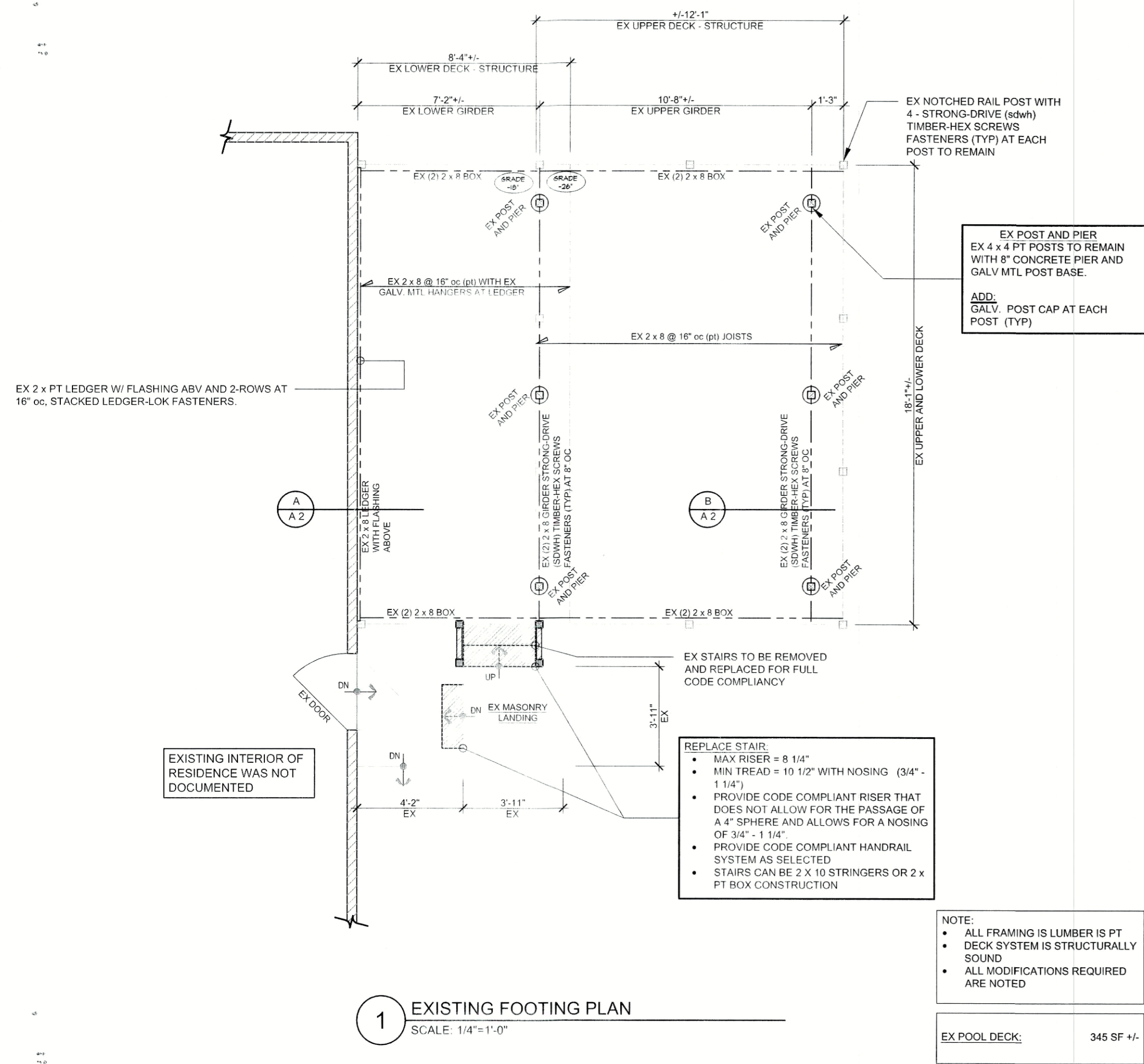
REV	DATE	DESCRIPTION
06.01.22		FILED FOR ZBA

RESIDENCE OF:
 PALMER RESIDENCE
 6 KINGS LANE
 CORTLANDT MANOR, NY
 SBL: 54.8 - 4 - 37, ZONE: R-15

DRAWING NAME:
 DECK PLANS
 PLAN KEYS
 SITE PLAN AND BULK TABLE

ISSUE DATE
05.18.22
SCALE
AS NOTED
JOB NO.
SHEET NO.

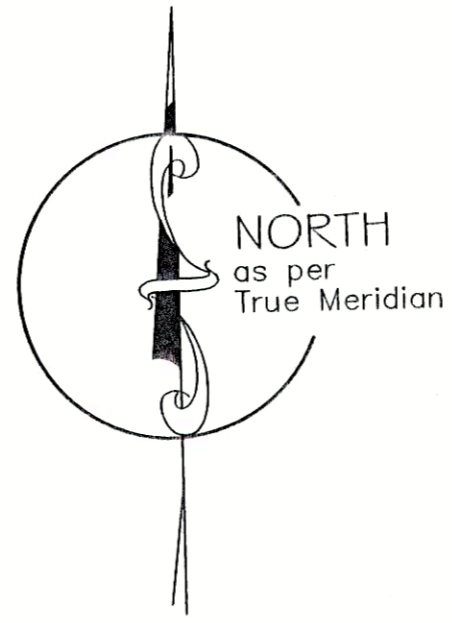
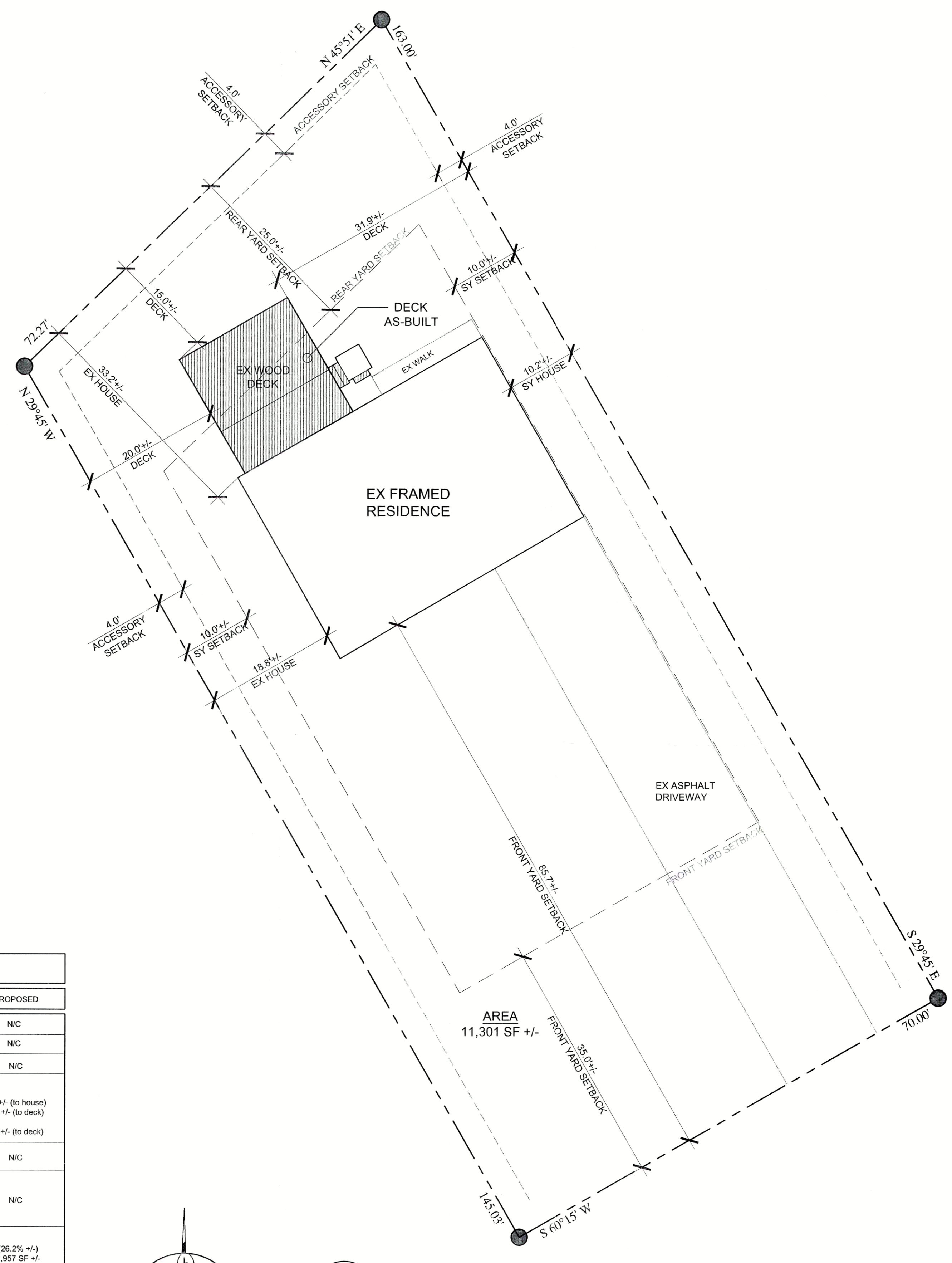
A 1



BUILDING DATA - ZONE R-15			
VALUE	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 SF	11,301 SF +/-	NIC
LOT WIDTH	80.0'	70.0' +/-	NIC
BUILDING HEIGHT	35.0'	21.0' +/- APROX	NIC
SETBACKS:			
FRONT ONE SIDE YARD	35.0'	85.7' +/-	85.7' +/- (to house)
REAR	10.0' (max) PER REGULATIONS	10.2' +/-	20.0' +/- (to deck)
FLOOR AREA COVERAGE	2,500 SF +/-	NIC	NIC
BUILDING COVERAGE MAX.	65% FAR (1,625 SF +/-)	1,595 SF +/-	NIC
LOT COVERAGE MAX.	50% (BUILDING) (5,650 SF +/-)	(22.9% +/-) 2,590 SF +/-	(26.2% +/-) 2,957 SF +/-

Survey data taken from Plan prepared by:
 J. WILBER RISHI
 LICENSED SURVEYOR
 PEESKILL, NY
 Dated: MAY 1982
 TAX DESIGNATION:
 SBL: 54.8 - 4 - 37, Zone: R - 15

AREA CALCULATIONS	
	EXISTING SF
RESIDENCE	1,228 SF +/-
DECKS	367 SF +/-
SUBTOTAL	1,595 SF +/-
ACCESSORY EQUIP PAD	4 SF +/-
SUBTOTAL	4 SF +/-
IMPERVIOUS SURFACE	
DRIVEWAY/WALK	1,358 SF +/-
SUBTOTAL	1,358 SF +/-
TOTAL	2,957 SF +/-



CODE BOOK USED FOR THIS PROJECT
 2015 INTERNATIONAL RESIDENTIAL CODE WITH 2017 NEW YORK STATE UNIFORM CODE SUPPLEMENT