

# DESIGN CRITERIA

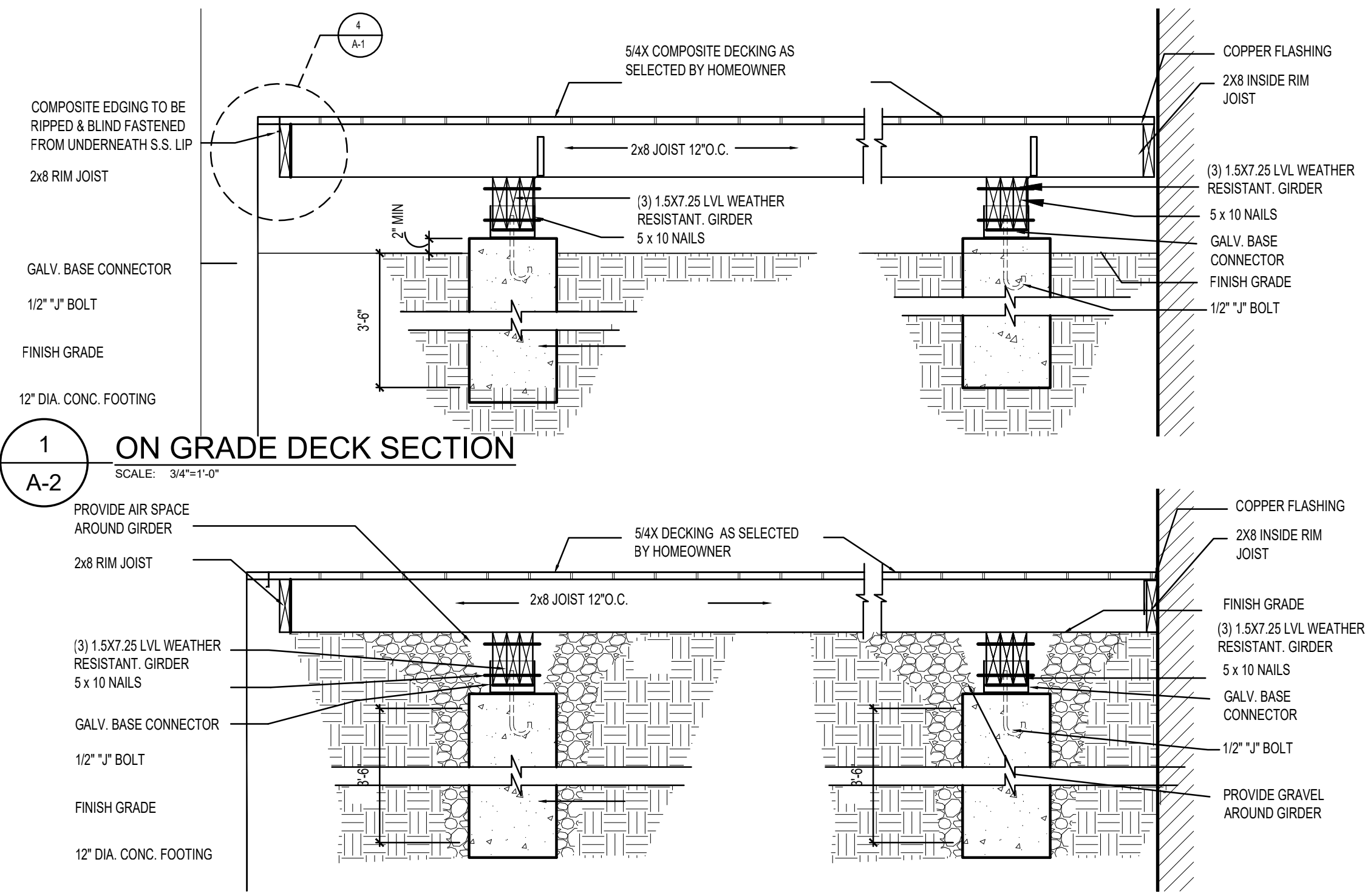
THIS PROJECT IS DESIGNED TO MEET THE 2021 NYS RESIDENTIAL BUILDING CODE

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
GROUND SNOW LOAD	SEISMIC DESIGN CATEGORY	WIND SPEED (MPH)	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	
			WEATHERING	FROST LINE DEPTH	TERMITE			DECAY	FRM MAP DEC 1999
30 PSI	C	115	SEVERE	3'-6"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7	YES	5750

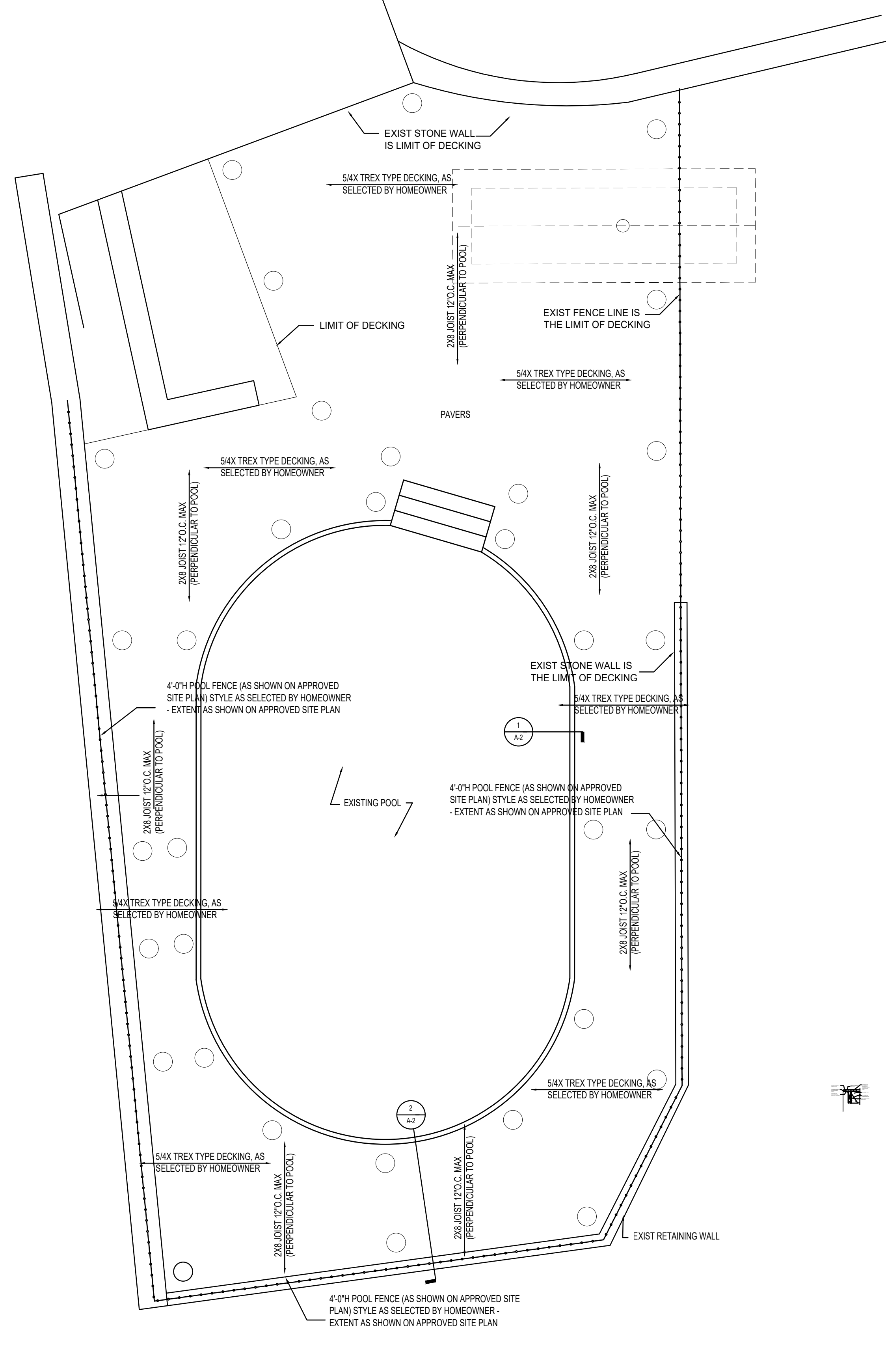
# ZONING DATA

TOWN ZONING REQUIREMENTS				
ZONE:	R-40			
SETBACKS	ALLOWED	EXISTING	PROPOSED	
LOT SIZE	40,000 MIN	35,964	35,964	NO CHANGE
LOT WIDTH	150'-0" MIN	233.1'	233.1'	NO CHANGE
MAIN BUILDING SETBACKS				
FRONT	50'-0" MIN	78.3	78.3	NO CHANGE
REAR	30'-0" MIN	5'-0"	5'-0"	NO CHANGE
SIDE 1	30'-0" MIN	5'-0"	5'-0"	NO CHANGE
ACCESSORY BUILDINGS				
FRONT	NOT ALLOWED	EXISTING	PROPOSED	
REAR	6'-0" MIN	10.8' TO POOL	4'-7" TO DECK	
SIDE 1	6'-0" MIN	6.6' TO POOL	3'-2" TO DECK	
MAX AREA	50% (1,093 ALLOWED)	1,949 SQFT		

AREA CALCULATIONS		
	FOOTPRINT	TOTAL
MAIN STRUCTURE	1,403 SQFT	2,186 SQFT
ACCESSORY STRUCTURES		
BARN	1,347 SQFT	
EQUIPMENT PAD	32 SQFT	
POOL	570 SQFT	
DECK	921 SQFT	
ACCESSORY TOTAL	2,870 SQFT	
IMPERVIOUS SURFACES		
GRAVEL DRIVEWAY	5,480 SQFT	
WALKS	1,482 SQFT	
TOTAL	11,235 SQFT	



**3 FRAMING PLAN**  
SCALE: 1/4"=1'-0"



IT IS A VIOLATION FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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**LEWIS C ROANE**  
ARCHITECT  
3 WINDSOR ROAD  
TELE 914 338 1882  
LEWIS@LEWISROANEDESIGN.COM

**IRK**

REVISION	DATE	ISSUE
	7/04/2022	ISSUED FOR BUILDING DEPARTMENT FILING
	7/11/2022	ISSUED FOR BID & FILING
	4/23/2023	ISSUED FOR OWNER REVIEW
	5/28/2023	REVISED TO ADD ZONING DATA

PROJECT NAME: **PROPOSED DECK: COLUCCI RESIDENCE**  
169 WATCH HILL RD  
CORTLANDT, NY 10567

DRAWING TITLE: **CONSTRUCTION PLANS**

REGISTERED ARCHITECT  
LEWIS C ROANE  
STATE OF NEW YORK  
NO. 026131

DATE	SCALE	PROJECT NO.	DRAWING NUMBER
7/04/2022	AS NOTED		<b>A-2</b>