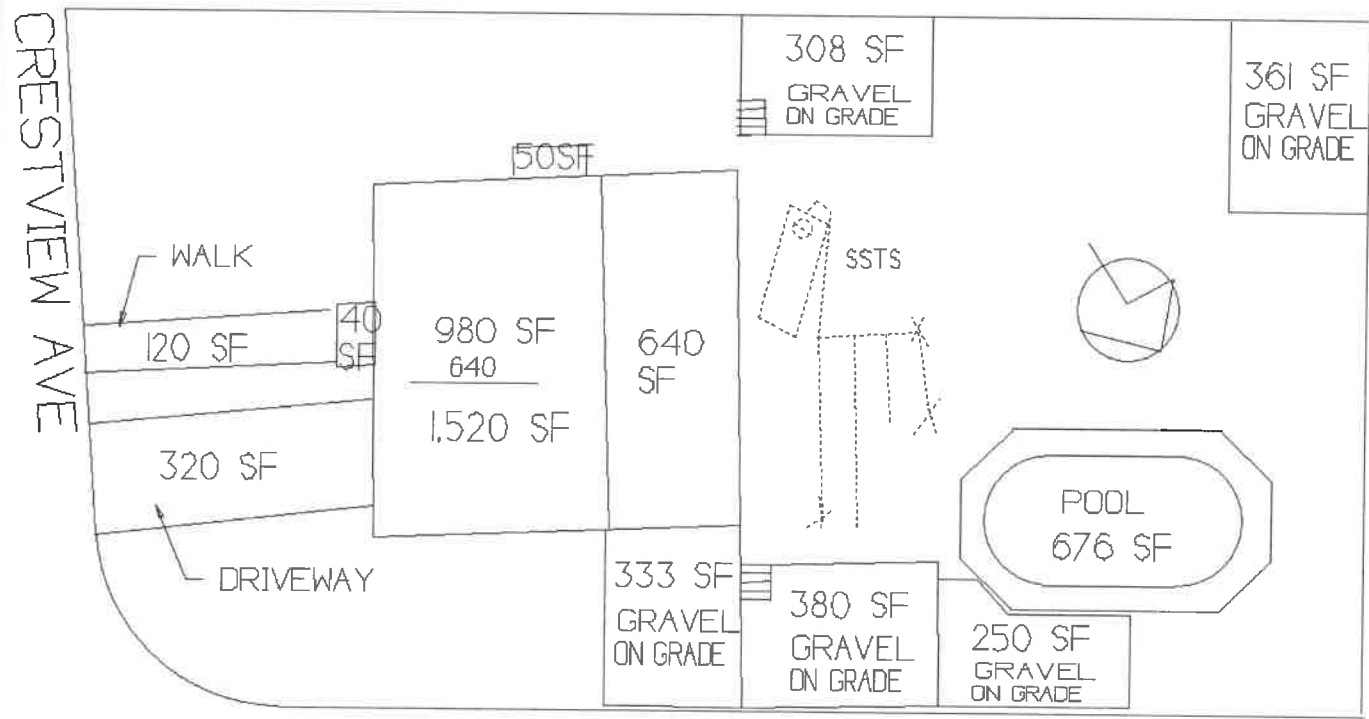


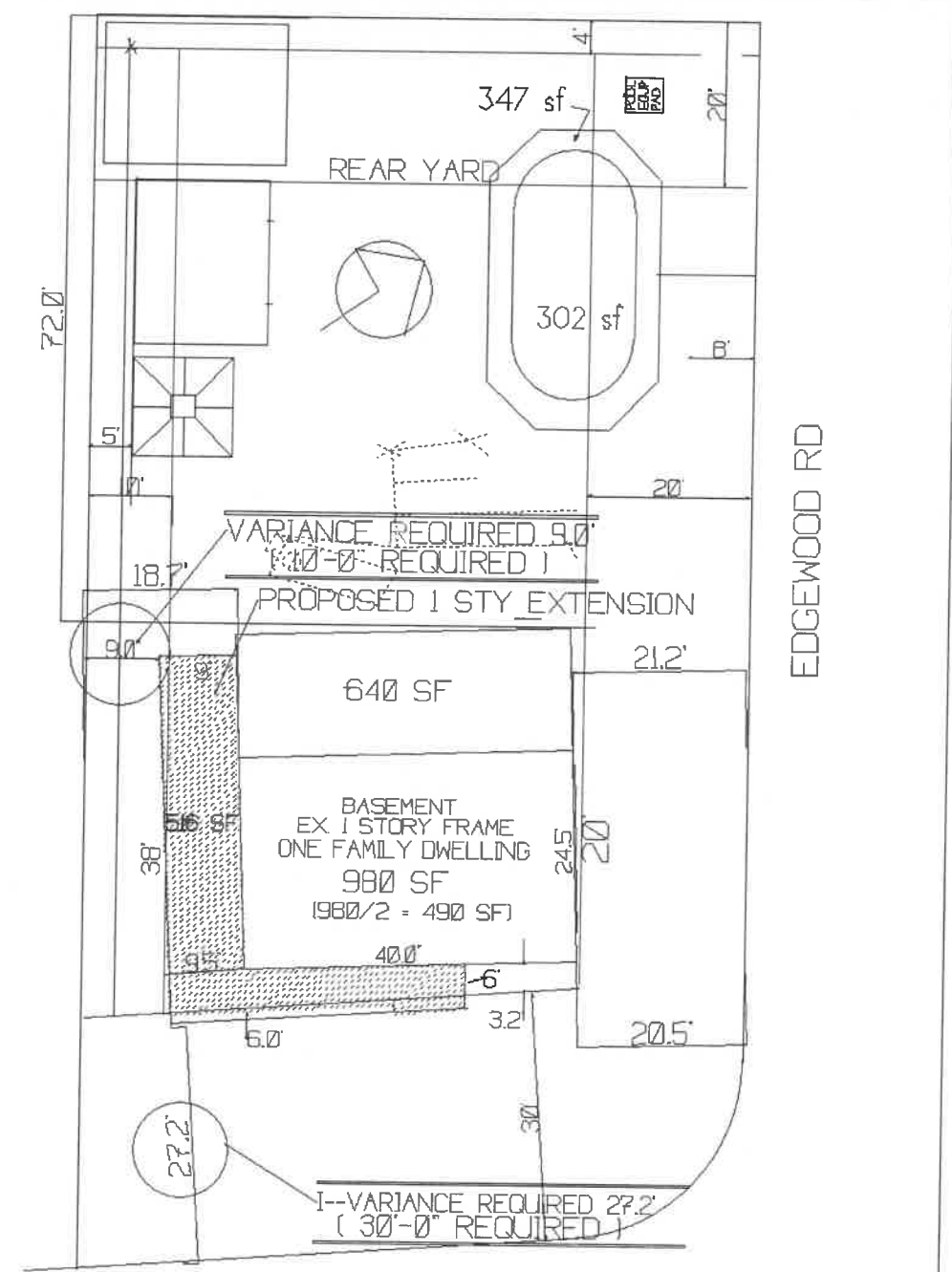
STRUCTURE	980 SF HOUSE	DWELLING COVERAGE	980 SF
	640 ROOF		980 SF
	302 POOL		640 SF
	350 SHED PR		470 SF
	470 EXTEND PR		2,090 SF
	144 GAZEBO		
2,886 SF TOTAL		FLOOR AREA	980 SF
DRV	1,213		470 SF
WALK	120		1,450 SF
1,333 SF TOTAL		50% 1,450 - 725 SF	
GRAVEL	308 SF	ACCESSORY COVERAGE	POOL 302 SF
	361 SF		SHED 320 SF
	333 SF		GAZEBO 144 SF
	380 SF		766 SF
	250 SF		
	356 SF		
1,988 SF TOTAL			
STRUCTURE	2,866 SF		
DRIVE/WALK	1,333 SF		
GRAVEL	1,988 SF		
TOTAL	6,187 SF		
LOT	11,894 SF - 6,187 = 5,707 SF		
	5707/11894 = 48% LANDSCAPING		

EDGEWOOD RD
PLOT PLAN
PROPOSED AREA ANALYSIS



STRUCT	980 SF	DWELLING COVERAGE	980 SF
	640		640
	676		50
	50		40
DRV	320		1,710 SF
WALK	120		
	308		
	361		
	333		
	380		
	250		
4,280 SF		FLOOR AREA	980 SF
GRAVEL	50 SF		640
	320		50
	120		40
	308		1,710 SF
	361		
	333		
	380		
	250		
4,280 SF			
11,984 SF LOT	-4,208		
	7,776 SF Ls >		
	1984 X 5 = 5,992		

EDGEWOOD RD
PLOT PLAN
EXISTING/PERMITTED AREA ANALYSIS



CRESTVIEW AVE
PLOT PLAN
SCALE 1" = 10'-0"

ITEM	REQUIRED	EXISTING	COMPLY	PROPOSED	COMPLY
LOT SIZE	11,894 SF	11,894 SF	OK	11,894 SF	OK
LOT WIDTH MIN	75 LF	80 LF	OK	80 LF	OK
FRONT YARD	30 LF	32.2 LF	OK	27.2 LF	VARIANCE REQD
SIDE YARD RIGHT	20 LF	20.5 LF	OK	20.5 LF	OK
SIDE YARD LEFT	10 LF	15.5 LF	OK	9.0 LF	VARIANCE REQD
REAR YARD	20 LF	72.0 LF	OK	72.0 LF	OK
MAX HEIGHT	35 LF	< 35.0 LF	OK	< 35.0 LF	OK
MIN LANDSCAPE AREA	5025.947	7,776 SF	OK	48% 5,707 SF	VARIANCE REQD
MAX FLR AREA	7,914 SF	980 SF	OK	1,450 SF	OK
NOTE: 8% 65% OF 7,924 = 1,901 SF					
MAX COVER PERMITS	1,191 SF	1,620 SF	OK	2,090 SF	VARIANCE REQD
HOUSE 980 SF + POOL 470 SF = 1,450 SF					
ACC STRUCT AREA 50%	725 SF			766 SF	VARIANCE REQD
ACCESSORY YARD SB	5 LF			5 LF	OK

4	5/7/2023	OWNER & COMMENTS
3	5/5/2023	OWNER & COMMENTS
2	5/11/2023	OWNER CHANGES
1	2/14/2023	TOWN COMMENTS
REVISION DATE	REVISOR	BY

CLIENT
MR. DAVID FERNELDS
LOCATION
12 CREST VIEW AVENUE
CORTLANDT MANOR, NY 10567
3409 - 1 - 3P, R-10 ZONE, 11894SF

DRAWING DATE 2/9/2023 BY J.L.P.K.

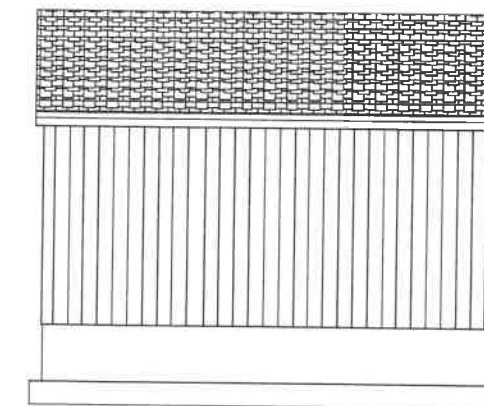
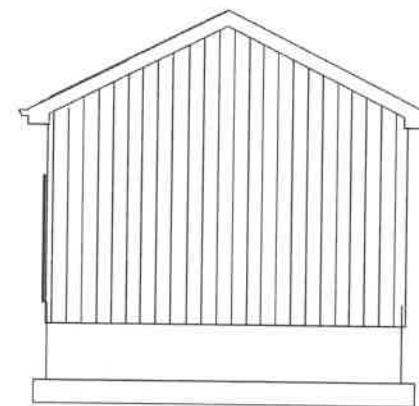
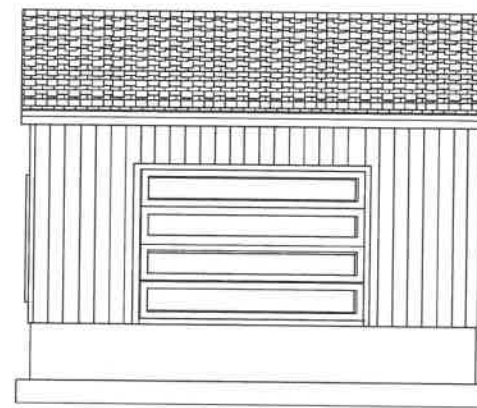
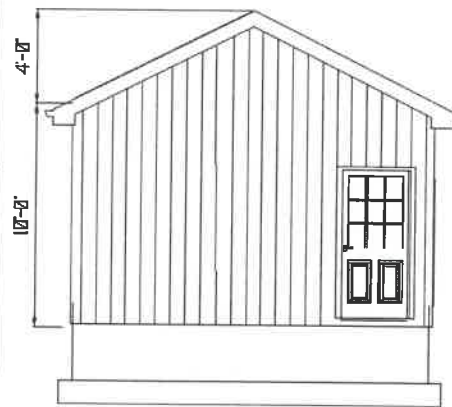
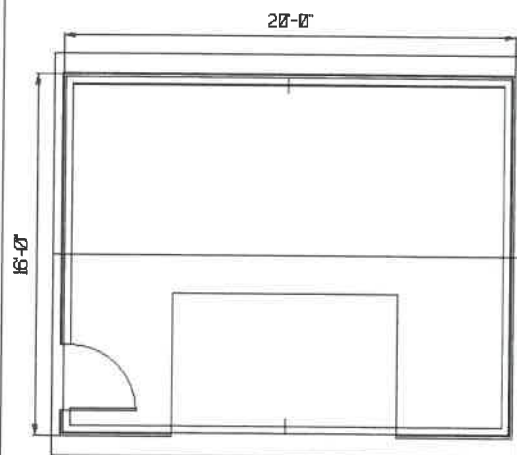
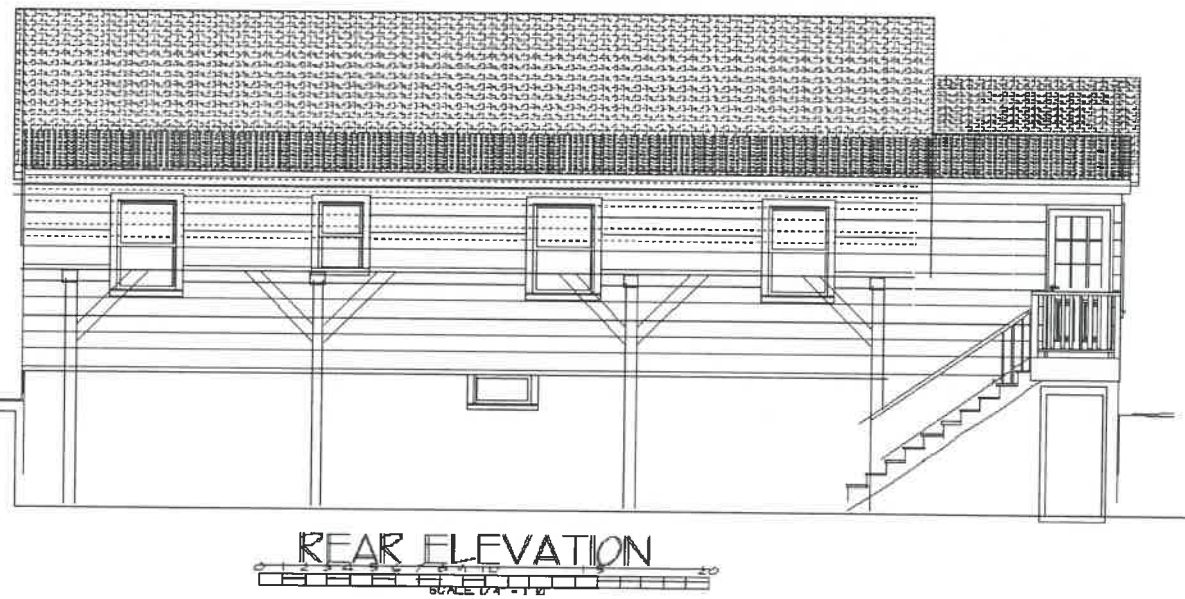
PROPOSED ADDITIONS
JOHN A. LENTINI
ARCHITECT
124 ALLAN STREET
CORTLANDT MANOR, NY 10567-1614
PHONE (914) 737-2690 FAX -1915

REGISTERED ARCHITECT
NEW YORK STATE
023755

DRAWING NUMBER 05221

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SHEET OF

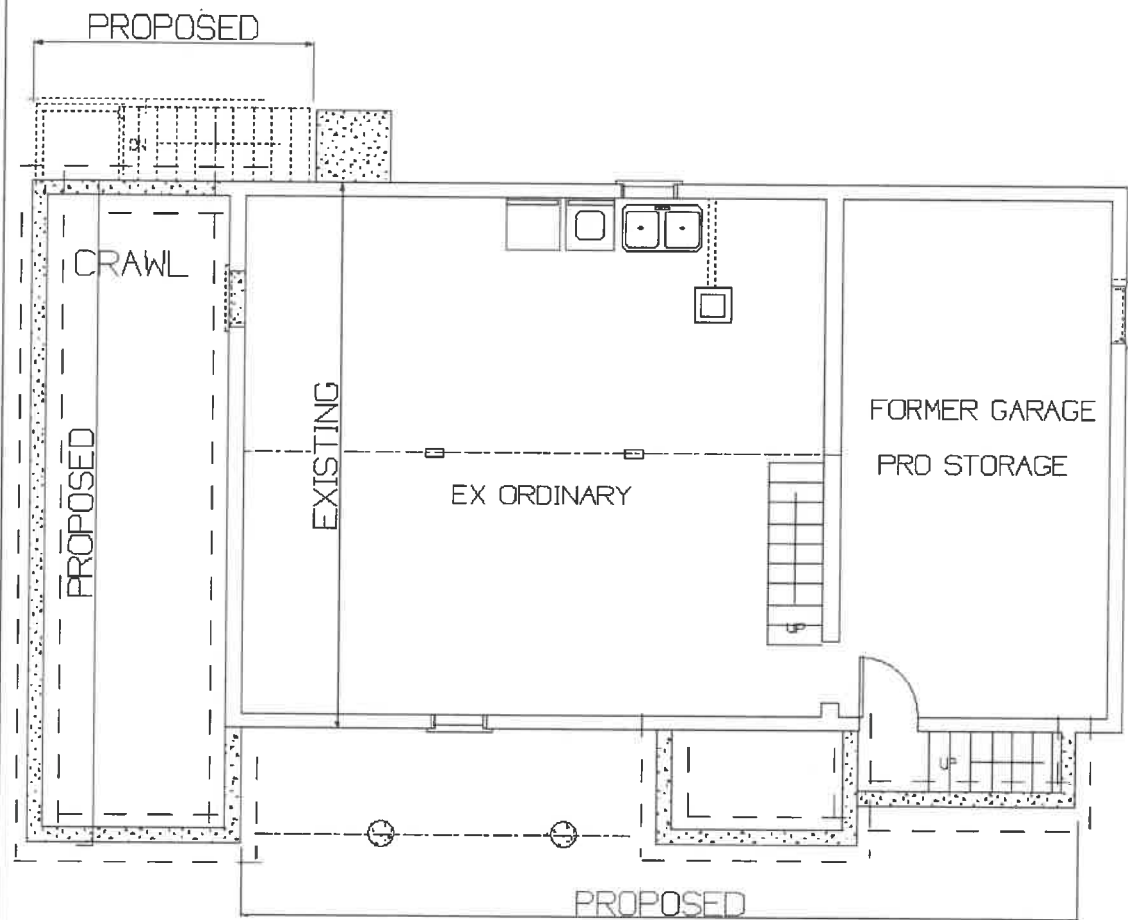


2 | 5/1/2023 OWNER CHANGES
 REVISION DATE DESCRIPTION BY
 CLIENT
 MR. DAVID FORNELOS
 LOCATION
 12 CREST VIEW AVENUE
 CORTLAND MANOR, NY 10567
 3409 - 1 - 37, R-10 ZONE, U945F
 DRAWING DATE 2/9/2023 BY JL-ef
 PROPOSED ADDITIONS
 JOHN A. LENTINI
 ARCHITECT
 124 ALLAN STREET
 CORTLAND MANOR, NY 10567-1614
 PHONE (914) 737-2800
 EMAIL PENCILBASE@AOL.COM
 DRAWING NUMBER 05221

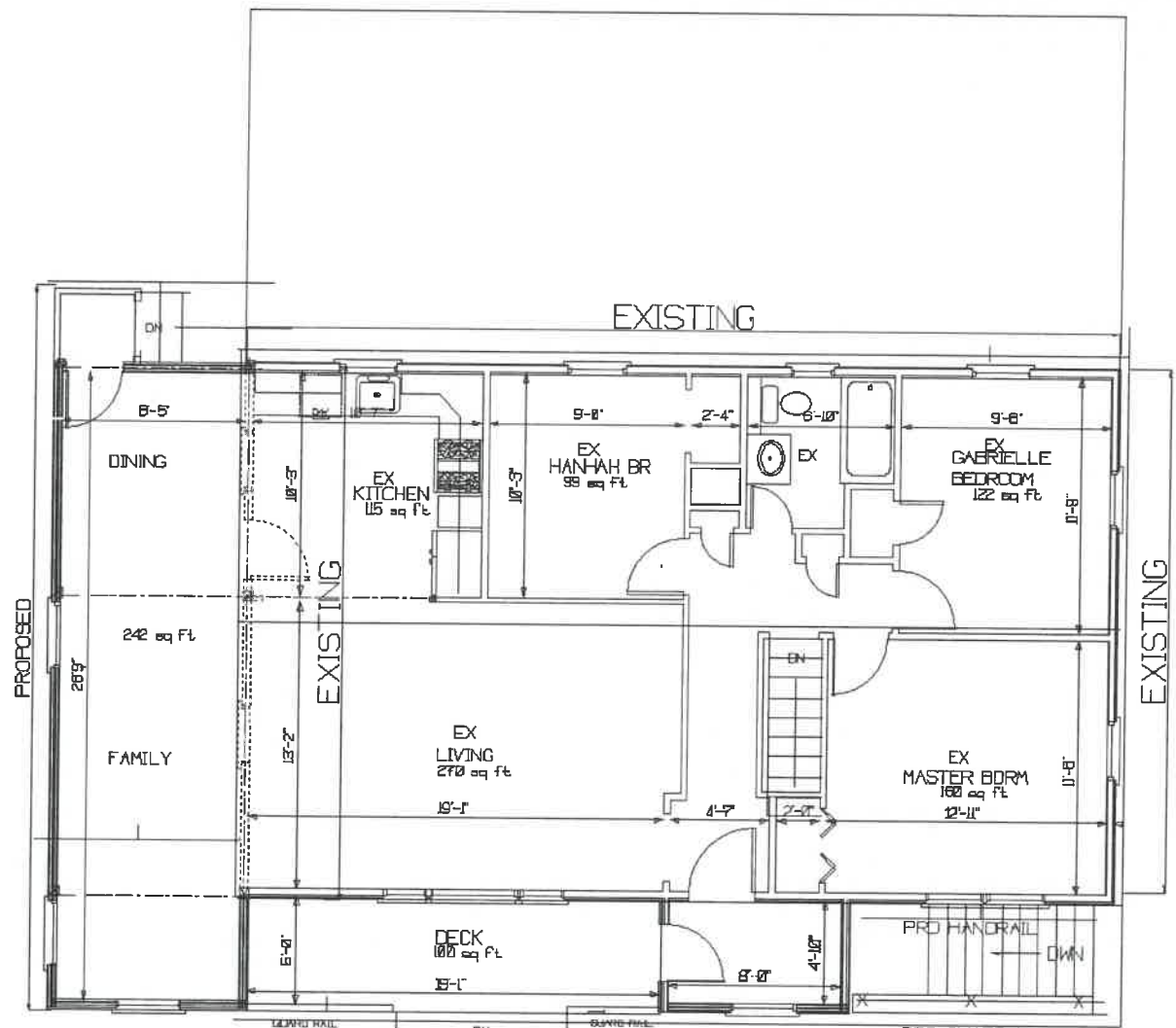


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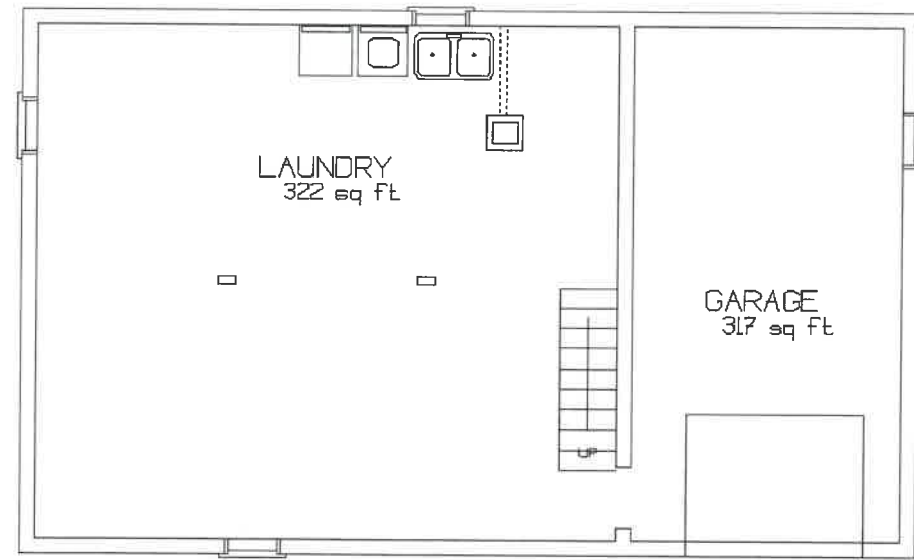
BASEMENT PLAN
SCALE 1/4" = 1'-0"



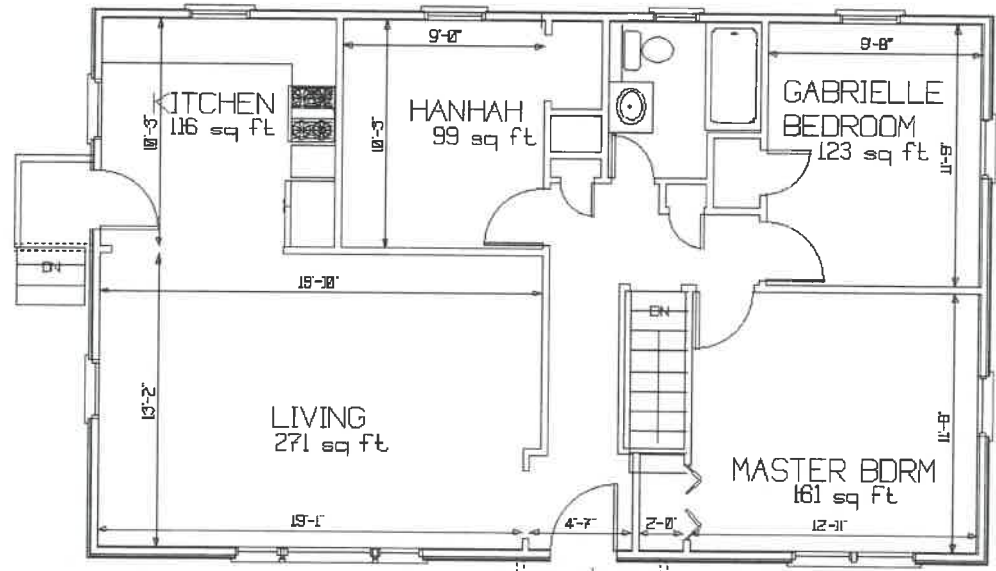
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

LEGEND

	PROPOSED MASONRY
	PROPOSED FOOTING
	PROPOSED HEADER
	PROPOSE
	EXISTING
	EXISTING FRAMING
	PROPOSED FRAMING



EXISTING BASEMENT PLAN



EXISTING FIRST FLOOR PLAN

2	5/11/2023	OWNER CHANGES	
REVISION	DATE	DESCRIBE	BY
CLIENT MR. DAVID FORNELOS LOCATION 12 CREST VIEW AVENUE CORTLANDT MANOR, NY 12567 3409 - 1 - 37, R-10 ZONE, 11894SF DRAWING DATE 2/14/2023 BY JL/lhk PROPOSED ADDITIONS			
JOHN A. LENTINI ARCHITECT 124 ALLAN STREET CORTLANDT MANOR, NY 12567-1614 PHONE (914) 737-2690 EMAIL PENCILBASE@AOL.COM DRAWING NUMBER 05221			



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