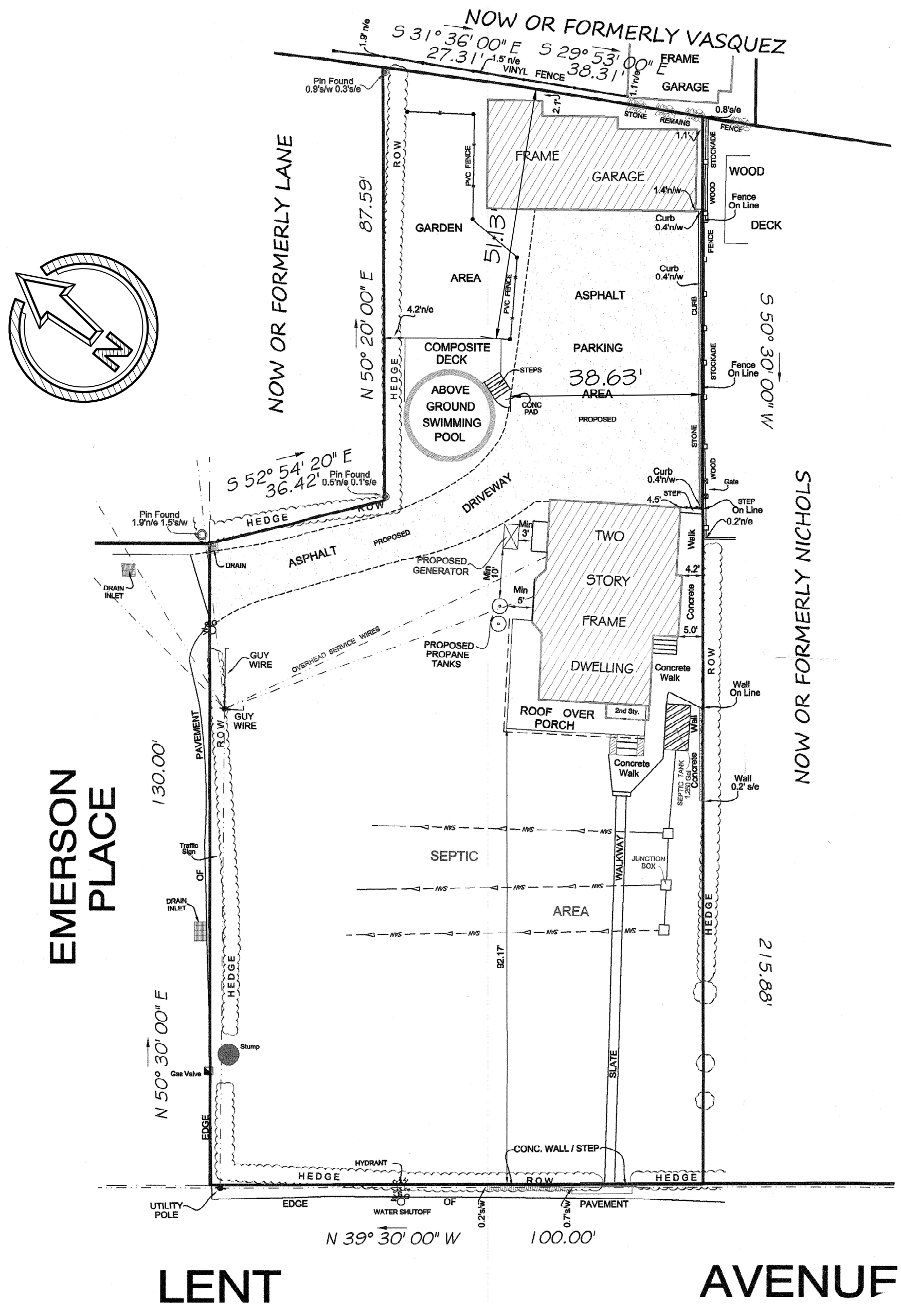


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Zoning Data

Town Of Cortlandt

	Required By Code	Provided For Pool Deck
Zone:	R-15	
Use:	Single Family Residence	
Lot Area	15,000 sf	19,048 sf
Lot Width	80'	100'
Set Backs For Swimming Pool		
Side	6'	4.2' (Variance Required)
Total of Both	12'	42.83'
Rear	6'	51.13'
Maximum Building Coverage	12.4 %	7.2 %
Minimum Landscape Coverage	50 %	68.1 %

Site Plan

Scale: 1" = 20'-0"

Site Plan Is Based on Survey By JRL LAND SURVEYING P.C. Dated November 22, 2022 Which was provided by Owner

Floor Area Calculations

Primary Structure	2,462 sf
Accessory Structure	
Garage	742 sf
Pool	254 sf
Pool Deck	180 sf
Total	1,226 sf
Accessory Structure	49.8% of Primary Structure

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 105 SMITH AVENUE, MOUNT KISCO, NEW YORK 10549
 PHONE: (914) 666-3858
 EMAIL: Lou@DemasiArchitects.com WEBSITE: DemasiArchitects.com



Site Plan For
 11 Lent Avenue
 Montrose, NY

Town Comments	2/23/23
Revision	Date
Date	Jan. 18, 2023
Job No	223-006
Drawing	1 OF 1

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General Notes:

- ALL WORK AND MATERIALS SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL LOCAL, COUNTY AND STATE CODES.
- ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED EARTH.
- ALL NEW WORK AND MATERIALS, UNLESS OTHERWISE SPECIFIED, SHALL MATCH EXISTING CONSTRUCTION.
- ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

Note:

All gates must be self-closing. In addition, if the gate is a pedestrian access gate, the gate must open outward, away from the pool. All gates shall be self-latching, with the latch handle located within the enclosure (i.e. on the pool side of the enclosure) and at least 40 inches (1016 mm) above grade. In addition, if the latch handle is located less than 54 inches (1372 mm) from the bottom of the gate, the latch handle shall be located at least 3 inches (76 mm) below the top of the gate, and neither the gate nor the barrier shall have any opening greater than 0.5 inch (12.7 mm) within 18 inches (457 mm) of the latch handle.

All gates shall be securely locked with a key, combination or other child proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.

An outdoor residential swimming pool must be provided with a barrier which completely surrounds the swimming pool and obstructs access to the swimming pool. The barrier may consist of a fence, a wall, a building wall, or any combination thereof. The barrier must be at least 4 feet (48 inches) high, and must satisfy certain specified requirements (which are discussed in more detail below). Access gates must satisfy the requirements applicable to barriers, as well as certain additional requirements. In addition, access gates must be securely locked with a key, combination or other childproof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.

NOTE: The principal purpose of the Uniform Code's barrier requirements is to make swimming pools inaccessible to children. The specific requirements discussed below are intended to prevent a child from crawling under the barrier, fitting through the barrier, or climbing over the barrier. The requirements for access gates are intended to prevent a child from opening an access gate.

Barriers provided for outdoor residential swimming pools must satisfy the following requirements: The barrier must completely surround the swimming pool and must obstruct access to the swimming pool.

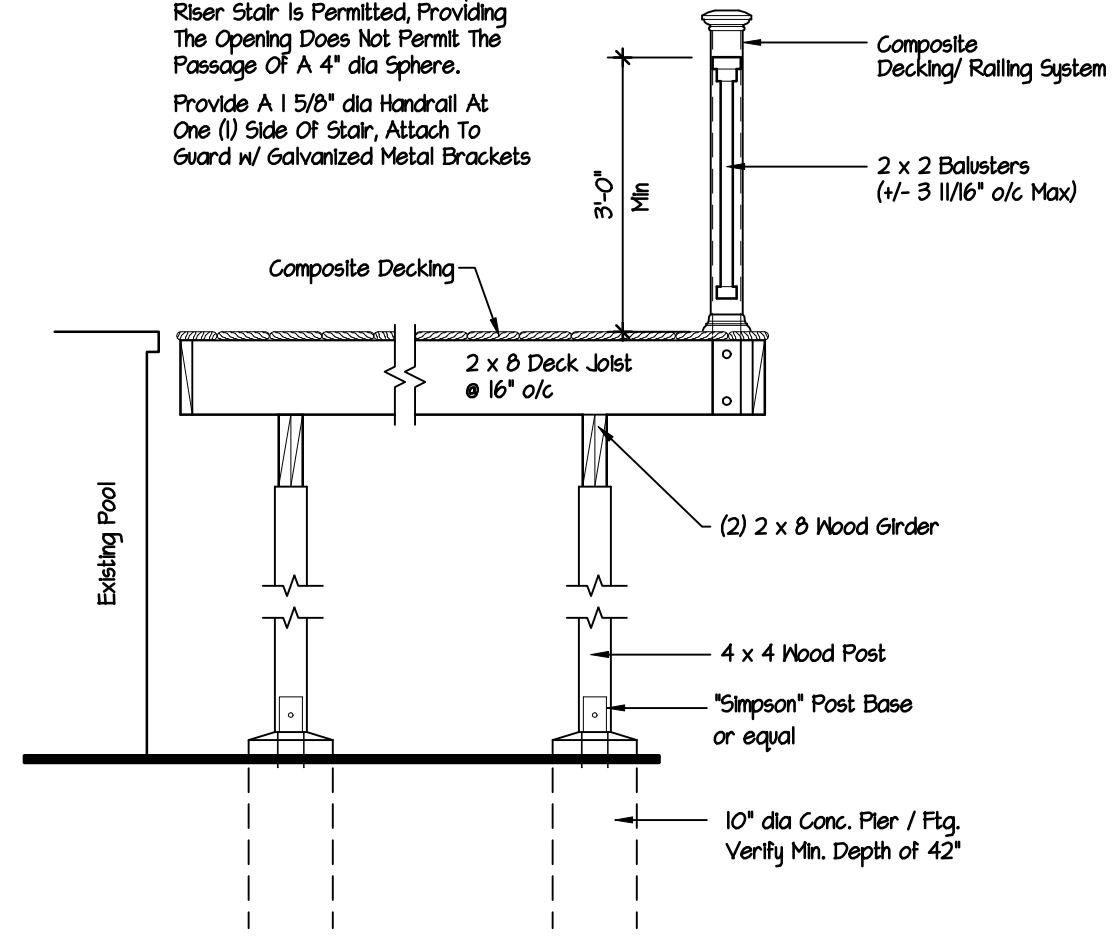
The barrier must be at least 4 feet (48 inches) high. The space between the bottom of the barrier and the ground cannot exceed 2 inches. In the case of an above-ground pool, the barrier may be at ground level or mounted on top of the pool structure; however, if the barrier is mounted on top of the pool structure, the space between the top of the pool structure and the bottom of the barrier cannot exceed 4 inches.

Any opening in the barrier must be small enough to prevent the passage of a 4-inch-diameter sphere through the opening.

Stair Note:

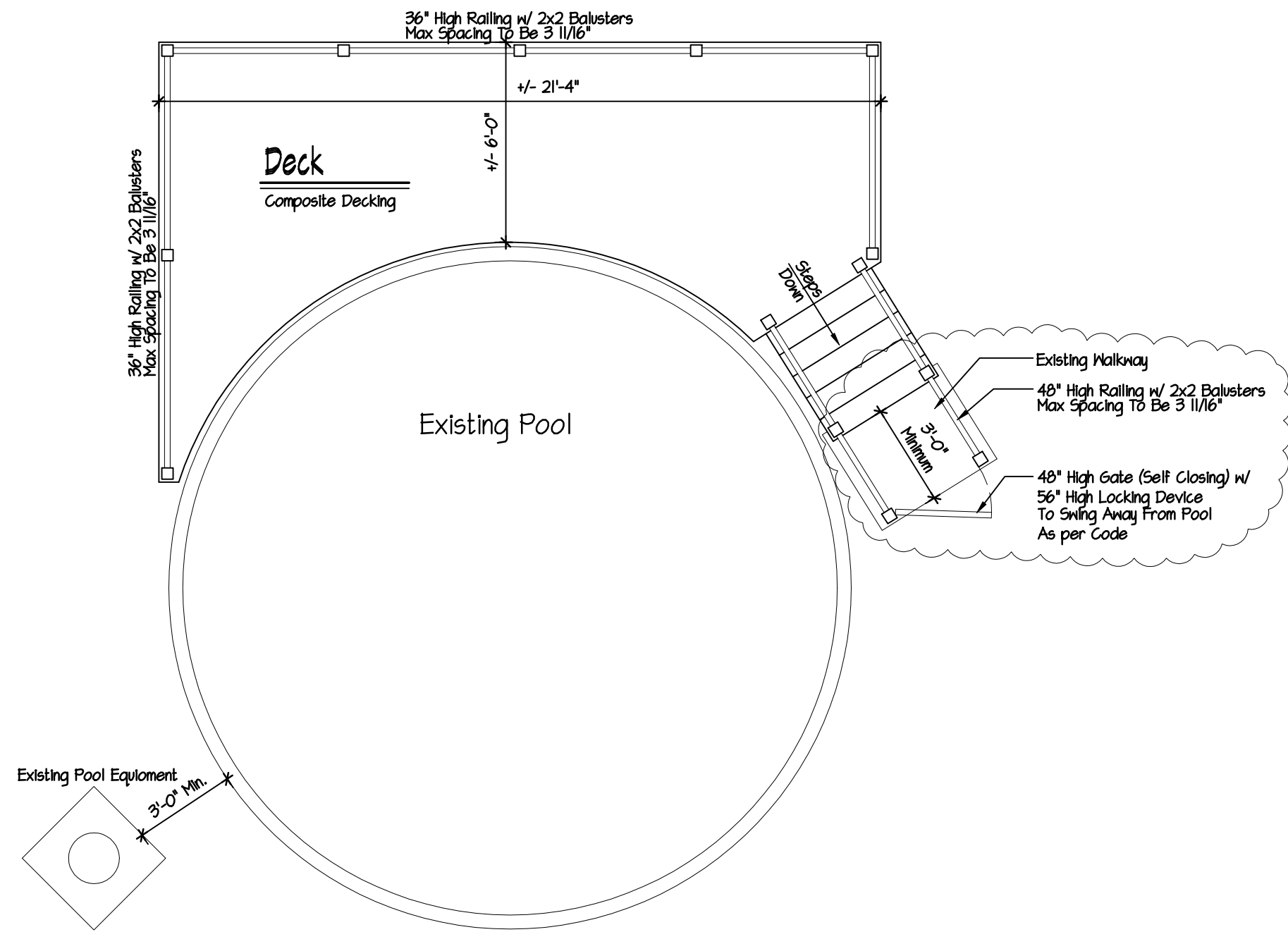
Provide Closed Riser Stair, Open Riser Stair Is Permitted, Providing The Opening Does Not Permit The Passage Of A 4" dia Sphere.

Provide A 1 5/8" dia Handrail At One (1) Side Of Stair, Attach To Guard w/ Galvanized Metal Brackets



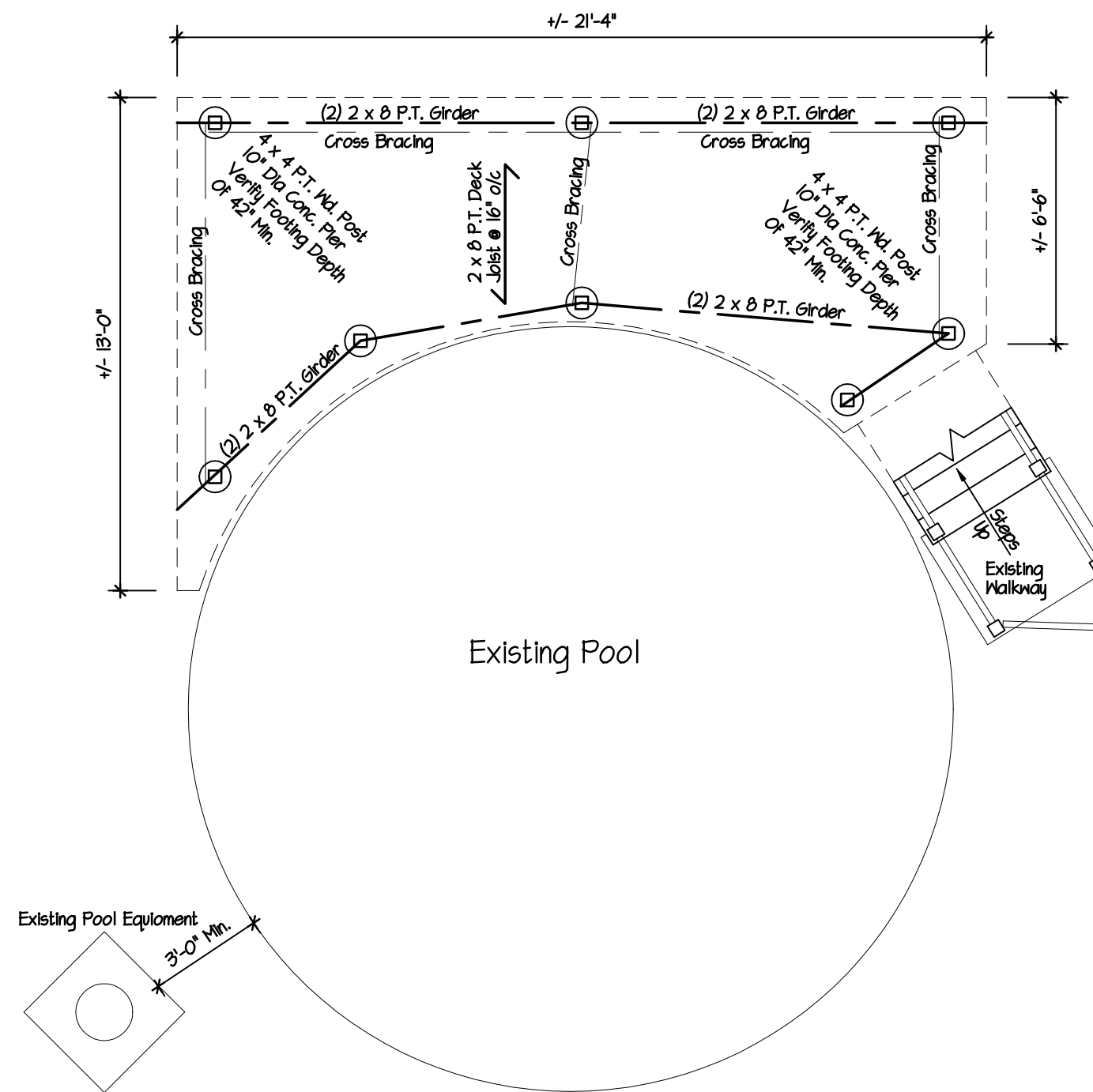
Wood Deck Detail

Scale: 1/2" = 1'-0"



Deck Plan

Scale: 1/4" = 1'-0"



Deck Foundation

Scale: 1/4" = 1'-0"

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As Built Deck For

11 **Lent Avenue**
Montrose, NY

Town Comments 2/23/23

Revision Date

Date Jan. 9, 2023

Job No 223-006

Drawing

OF