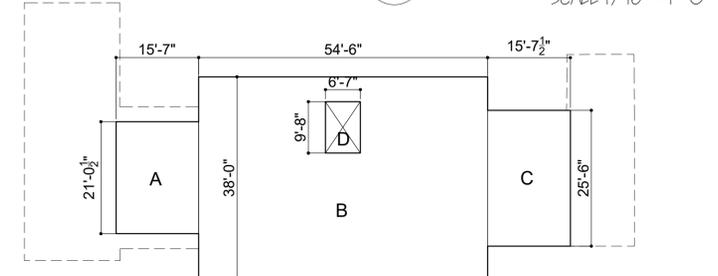
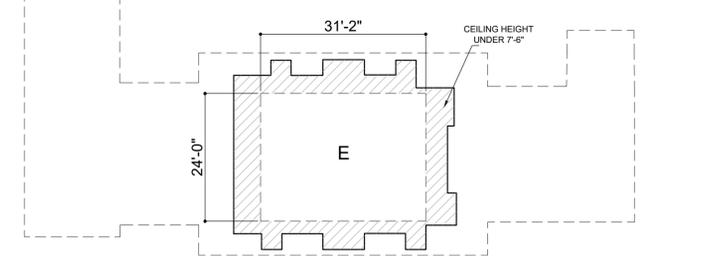


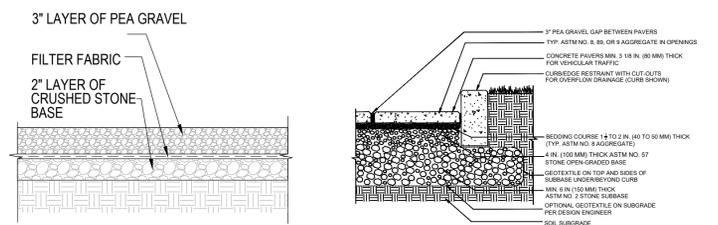
BUILDING AREA DIAGRAM
SCALE 1/16" = 1'-0"



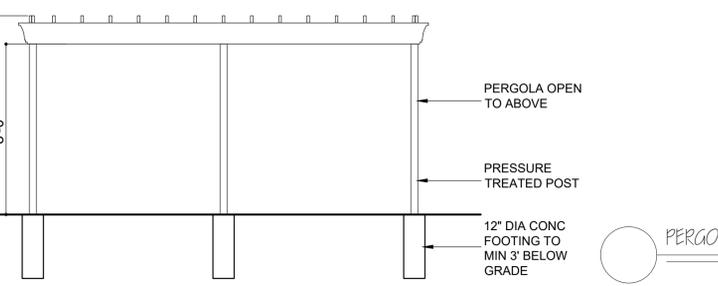
FLOOR AREA SECOND FLOOR
SCALE 1/16" = 1'-0"



PERGOLA DETAIL
SCALE 1/4" = 1'-0"



PEA GRAVEL DETAIL
SCALE 1-1/2" = 1'-0"



PERVIOUS PAVER DETAIL
SCALE 1-1/2" = 1'-0"

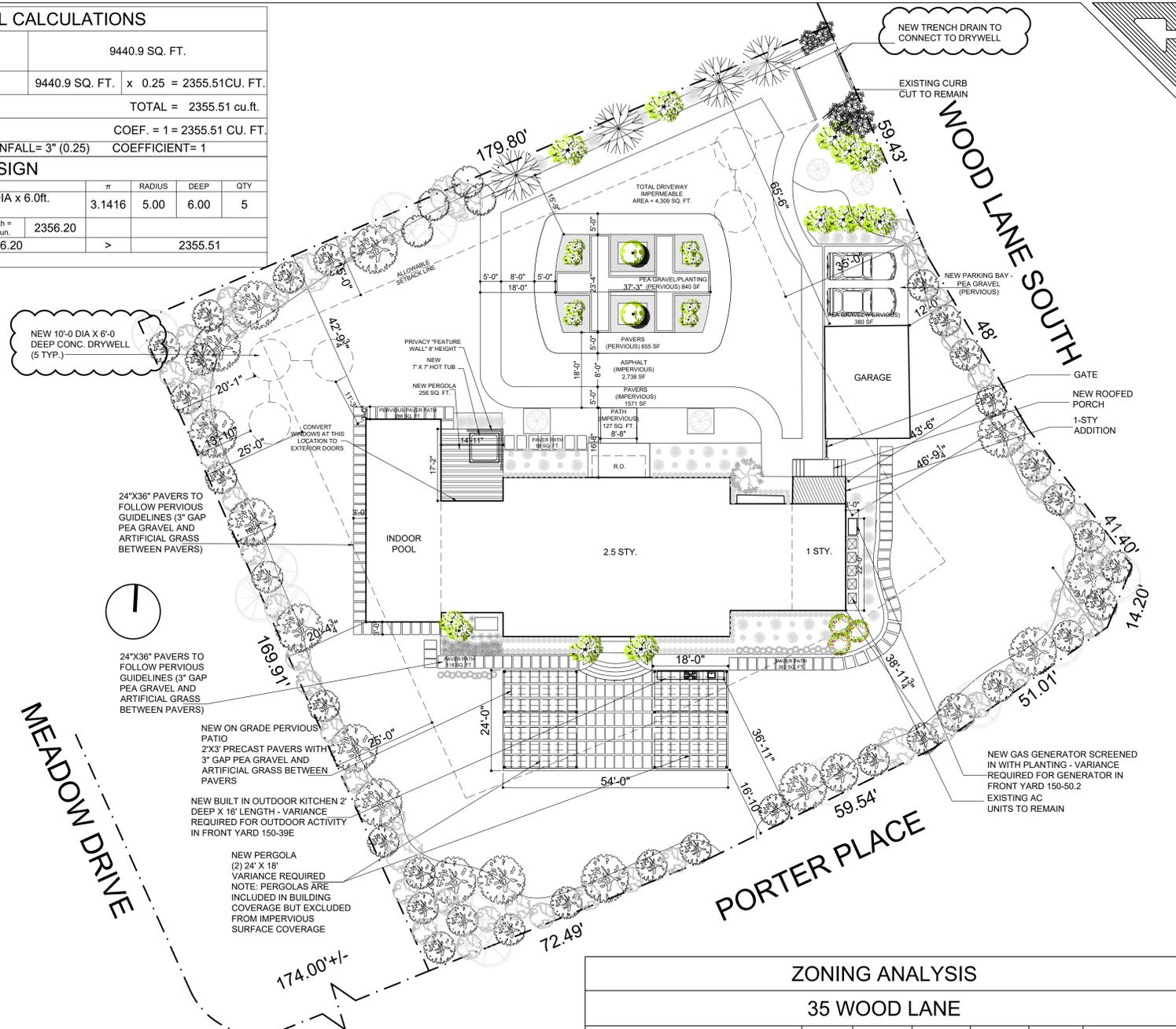
| DRYWELL CALCULATIONS | |
|---|---------------------|
| PROPOSED IMPERVIOUS AREA | 9440.9 SQ. FT. |
| 9440.9 SQ. FT. x 0.25 = | 2355.51 CU. FT. |
| TOTAL = | 2355.51 cu.ft. |
| COEF. = | 1 = 2355.51 CU. FT. |
| RAINFALL = 3" (0.25) | COEFFICIENT = 1 |
| RING DESIGN | |
| USE (5) 10 ft. DIA x 6.0ft. DEEP | π RADIUS DEEP QTY |
| CAPACITY π (R)h = 3.14x5.0x5.0x6.0x1un. | 2356.20 |
| | > 2355.51 |

| BUILDING AREA | | |
|------------------------------|---------------|-----------------|
| EXISTING | | |
| A | 48'5 X 18'1 | 872.76 SQ. FT. |
| B | 14'9 X 26'8 | 396.50 SQ. FT. |
| C | 54'6 X 38' | 2071.01 SQ. FT. |
| D | 27'8 X 25'6 | 706.35 SQ. FT. |
| E | 11'4 X 2'0 | 23.05 SQ. FT. |
| F | 20'1 X 26'10 | 543.55 SQ. FT. |
| G | 12'10 X 5' | 63.40 SQ. FT. |
| TOTAL EXISTING TO REMAIN | | 4676.62 SQ. FT. |
| EXISTING LOT COVERAGE | | 15.17% |
| PROPOSED HOUSE ADDITION | | |
| H | 12'9 X 6'6 | 82.9 SQ. FT. |
| PROPOSED ACCESSORY STRUCTURE | | |
| I | 12'9 X 4' | 50.73 SQ. FT. |
| J | 14'11 X 17'2 | 255.71 SQ. FT. |
| L | 18' X 24' X 2 | 864.00 SQ. FT. |
| TOTAL PROPOSED | | 1253.45 SQ. FT. |
| TOTAL BUILDING AREA | | 5930.0 SQ. FT. |
| TOTAL LOT COVERAGE | | 19.23% |

| FLOOR AREA | |
|-------------------------------|----------------|
| FIRST FLOOR | |
| (SEE ABOVE) | 4613.2 SQ. FT. |
| SECOND FLOOR | |
| A | 327.9 SQ. FT. |
| B | 2071.0 SQ. FT. |
| C | 398.4 SQ. FT. |
| DEDUCTIONS @ SECOND FLOOR | |
| D | 63.7 SQ. FT. |
| OPEN TO BELOW | |
| TOTAL DEDUCTIONS | 63.7 SQ. FT. |
| TOTAL SECOND FLOOR AREA | 2733.7 SQ. FT. |
| THIRD FLOOR | |
| E | 747.7 SQ. FT. |
| TOTAL EXISTING FLOOR AREA | 8094.6 SQ. FT. |
| PROPOSED FLOOR AREA (G ABOVE) | 82.92 SQ. FT. |
| TOTAL FLOOR AREA | 8177.5 SQ. FT. |

| IMPERVIOUS SURFACE COVERAGE CALCULATIONS | |
|--|-----------------|
| EXISTING / PROPOSED | |
| BUILDING COVERAGE | 5065.98 SQ. FT. |
| TOTAL DRIVEWAY AREA | 5804.42 SQ. FT. |
| INNER PAVER BORDER + PEA GRAVEL (PERVIOUS- TO BE SUBTRACTED FROM DRIVEWAY TOTAL) | 1495.48 SQ. FT. |
| AC + GENERATOR PLATFORM | 66.00 SQ. FT. |
| TOTAL SURFACE COVERAGE | 9440.9 SQ. FT. |

| PROPOSED STRUCTURES | | |
|---------------------|----------------|----------|
| VARIANCES REQUIRED | | |
| | REQUIRED | PROVIDED |
| PERGOLA | 35' FRONT YARD | 16'-10" |



| ZONING ANALYSIS | | | | | | | |
|------------------------|-----------------------------|-------------------|-------------------|-----------------|----------|---|-------|
| 35 WOOD LANE | | | | | | | |
| ZONING DISTRICT: RES B | | | | | | | |
| SEC: 41 | | | | | | | |
| BLK: 42 | | | | | | | |
| LOT: 86 | | | | | | | |
| LOT INFO | LOT WIDTH | MAXIMUM PERMITTED | MINIMUM REQUIRED | EXISTING | PROPOSED | COMPLIANCE | NOTES |
| | 100 FEET | 148.83' | 148.83' | NO CHANGE | OK | | |
| | LOT AREA | 14,500 SQ. FT. | 30832.13 SQ. FT. | NO CHANGE | OK | | |
| FLOOR AREA | 3,000 + 18% LOT EXCESS | 6,389.7 SQ. FT. | 8094.62 SQ. FT. | 8177.54 SQ. FT. | NO | VARIANCE REQUIRED | |
| | MAX BUILDING AREA | 15.00% | 15.17% | 19.23% | NO | VARIANCE REQUIRED +4.23% (REDUCED FROM 4.25%) | |
| COVERAGE | IMPERVIOUS SURFACE COVERAGE | 9151.3 SQ. FT. | 10,018.00 SQ. FT. | 9440.92 SQ. FT. | NO | VARIANCE REQUIRED +3.1% (REDUCED FROM 28.9%) | |
| BUILDING LIMITATIONS | RIDGE HEIGHT | 28'-0" | 28'-0" | 28'-0" | OK | | |
| | FRONT HEIGHT SETBACK RATIO | 0.6 | 0.27 | 0.27 | OK | | |
| | SIDE HEIGHT SETBACK RATIO | 1.4 | N/A | N/A | OK | | |
| YARD REQ'S | FRONT YARDS | 35' EACH | 38.9' | 46.75' | 43.5' | NO CHANGE | OK |
| | SIDE YARD | 15' | 20'-4 3/4" | NO CHANGE | OK | | |
| | REAR YARD | 25' | 42.8' | NO CHANGE | OK | | |

Shmuel D. Flaum
SDF architect

APPLICANT: SHMUEL D. FLAUM R.A. NCARB 207 LAWRENCE AVE INWOOD, NY 11098 (718) 471-5383

DOB APPLICATION NUMBER: _____

| DESCRIPTION | DATE | NO. |
|--------------------------------------|---------|-----|
| REVISION - VARIANCES REDUCED/REMOVED | 6/30/22 | 1 |

PROJECT NAME / LOCATION: _____

35 WOOD LANE
SECTION: 40
BLOCK: 42
LOT: 86

DRAWING TITLE: _____

NOTES
PLOT PLAN
ZONING MAP

EXAMINER'S SIGNATURE: _____

PROFESSIONAL SEAL: _____

CLIENT: SG
SCALE: AS NOTED
DRAWN BY: EA
CHECKED BY: SDF
DATE: 6/30/22
PROJECT NO: 0365

T-101.00

DRAWING NO: 2 OF 4

BARCODE: _____

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.